



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 30, 2012

Joseph M. Antunovich, AIA
Antunovich Associates, Inc.
224 West Huron Street
Suite 7 East
Chicago, IL 60654

Re: Administrative Relief request for Institutional Planned Development No. 2, as amended, DePaul University School of Music Buildings, 2330 North Halsted Street

Dear Mr. Antunovich:

Please be advised that your request for a minor change to Institutional Planned Development No. 2 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

You are requesting, on behalf of the property owner, DePaul University, the following design revisions to the Central Music Building:

- The overall height has been reduced by approximately 8'-0".
- The configuration of the penthouse footprint has been modified around the main Performance Hall.
- Some modifications to the window fenestration, including replacing some windows that were previously solid brick infill with glass.
- The location of the glass enclosure walls in the main rotunda has been slightly adjusted.
- The entry vestibule has been reconfigured.
- Dimensional changes to the precise location of the building on the site and between the two existing Music School Buildings.
- The configuration of the connecting link between the Center Music Building and the existing North Music Building has been adjusted to accommodate an elevator.
- A small 9'-0" high mechanical penthouse enclosure has been added on the roof of the existing North Music Building.

The following revised drawings shall be inserted into the main file:

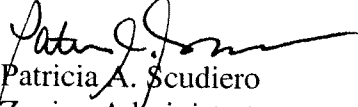
- G-1 New Music Center - Site Plan (May 17, 2012)
- G-2 New Music Center - Site Plan Detail at Entry Court (May 17, 2012)
- G-3 New Music Center - Landscape/Green Roof Plan (May 25, 2012)
- G-4 New Music Center - East/ West Elevations (May 17, 2012)
- G-5 New Music Center - North/South Elevations (May 17, 2012)

With regard to your request, the Department of Housing and Economic Development has determined that allowing these design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 2, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

November 8, 2011

CITY OF CHICAGO

Mr. Robert Janis
DePaul University
1 East Jackson Boulevard
Chicago, IL 60604-2287

Re: Administrative Relief request for Institutional Planned Development No. 2, DePaul University's proposed Theatre School at the southwest corner of West Fullerton and North Racine Avenues

Dear Mr. Janis:


Please be advised that your request for a minor change to Institutional Planned Development No. 2, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

This Planned Development was amended on December 2, 2009, and on March 2, 2010, an administrative relief was granted for design revisions to the proposed Theatre School. On May 25, 2010, an administrative relief was granted to allow a portion of Medill Avenue, located to the south of the Theatre School site, to remain as a public alley. You are now requesting an administrative relief to make further design revisions to the proposed building, as outlined in the attached document dated October 21, 2011. The following revised drawings and renderings, prepared by Cannon Design, and dated September 20, 2011, shall be inserted into the main file: Site Plan, Landscape/Green Roof Plan, North, South, East and West Elevation, View East at Fullerton Avenue and View South at Racine and Fullerton. Please be aware that your revised drawings include signage, which is not part of this administrative relief request. Signage requires a separate review and permit process. Also, pursuant to Section 17-11-0050 of the Zoning Ordinance, there is inadequate parkway width for tree planting along Fullerton Ave., therefore, no trees shall be planted along this parkway.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 2, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

cc Mike Marmo, Erik Glass, Ron Daye, Main file

The Theatre School
DePaul University
10/21/11

Administrative Relief Request
Changes represented in the 2011 Substitute Exhibits

Site Plan

While the general utilization of space within the building has remained the same, room arrangements have been revised in response to The Theatre School's program requirements.

- Slight dimensional differences in elements of the building as it sits on the site
- Theater Lobby does not project toward Fullerton
- Stair at the Racine Avenue Student Entrance has been reconfigured along with elevator locations
- Existing utility poles along the west alley have been removed and the utilities relocated
- Stairs and elevators along the west alley have been reconfigured

Landscape/Green Roof Plan

Roof Plan:

while the general utilization of roof space has remained the same, some of the roof elements have been reconfigured.

- Slight dimensional differences in the roof terraces and other roof elements
- Green roof area has been reconfigured, but still meets the 25% requirement
- The mechanical penthouse has been reconfigured
- Skylights have been reduced in size
- Code required smoke vents for the Thrust Theater have been added
- The roof over the Dean's Conference Room at the SE corner of the building has been configured as a distinct roof element

Landscape Plan:

has been developed in line with the plan, but has been revised to conform to the requirements that resulted from reviews by CDOT, Department of Electrical Operations, Bureau of Forestry and Bureau of Planning and Zoning.

- Existing street light/power poles along Racine Avenue are being replaced with new street lights served by underground power service
- Existing overhead wires along Fullerton Avenue are being removed and replaced with underground power service
- Street trees have been increased from 7 to 10 (8 street trees required)
- Street trees and plantings along Racine have been placed in raised planting beds that conform to CDOT standards and requirements for clearances around new street light poles
- Raised planting bed curbs have been designed to conform to Bureau of Forestry requirements for increased root zone development
- Street trees on Fullerton have been placed in a continuous sidewalk grating for increased root zone development
- Clear sidewalk widths have been designed in accordance with CDOT requirements
- A raised planting bed and bench have been added against the NW corner of the building along Fullerton
- Bicycle racks and benches have been added against the building on east side between the alley south of the building to the stair near the student entrance

Elevations

The building elevations and massing have been developed in character with last submission. In general, Limra Turkish limestone has been selected as the predominant cladding material along with a pattern of clear and fritted insulated glass. There are some areas along the alleys that utilize composite metal panels and areas that utilize granite. There are slight dimensional differences in some elements. More detailed differences are outlined below:

East Elevation along Racine Avenue:

- Horizontal slot window on Flexible Theater at north end of the building has been eliminated
- The Dean's Conference Room element on the top floor at the south end has been more strongly expressed and windows on this facade eliminated
- The mechanical penthouse has been clad in composite metal panels
- The elevator tower adjacent to the Student Entrance, which was moved to the exterior wall, is also clad in composite metal panels
- First Floor is predominantly glass, both fritted and clear

West Elevation along Alley:

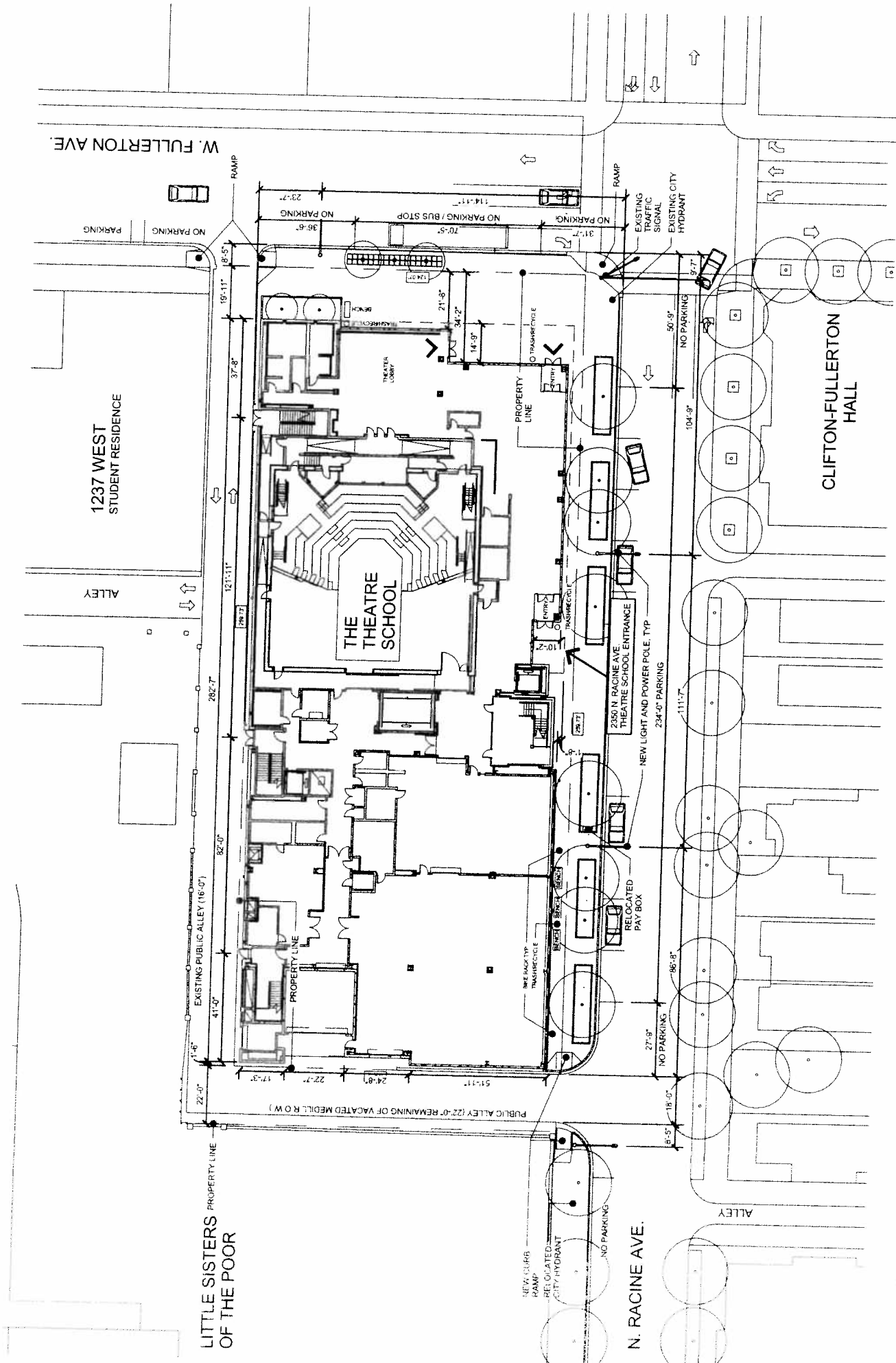
- The mechanical penthouse has been clad in composite metal panels
- The Thrust Theater niche at the north end has been clad in composite metal panels
- Granite has been used at the first floor along the alley

North Elevation along Fullerton Avenue:

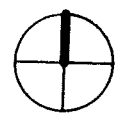
- Fritted Glass has been substituted for Frosted Glass on Flexible Theater element
- The mechanical penthouse has been clad in composite metal panels since louvers were not required on this side

South Elevation along Alley (Vacated Medill ROW)

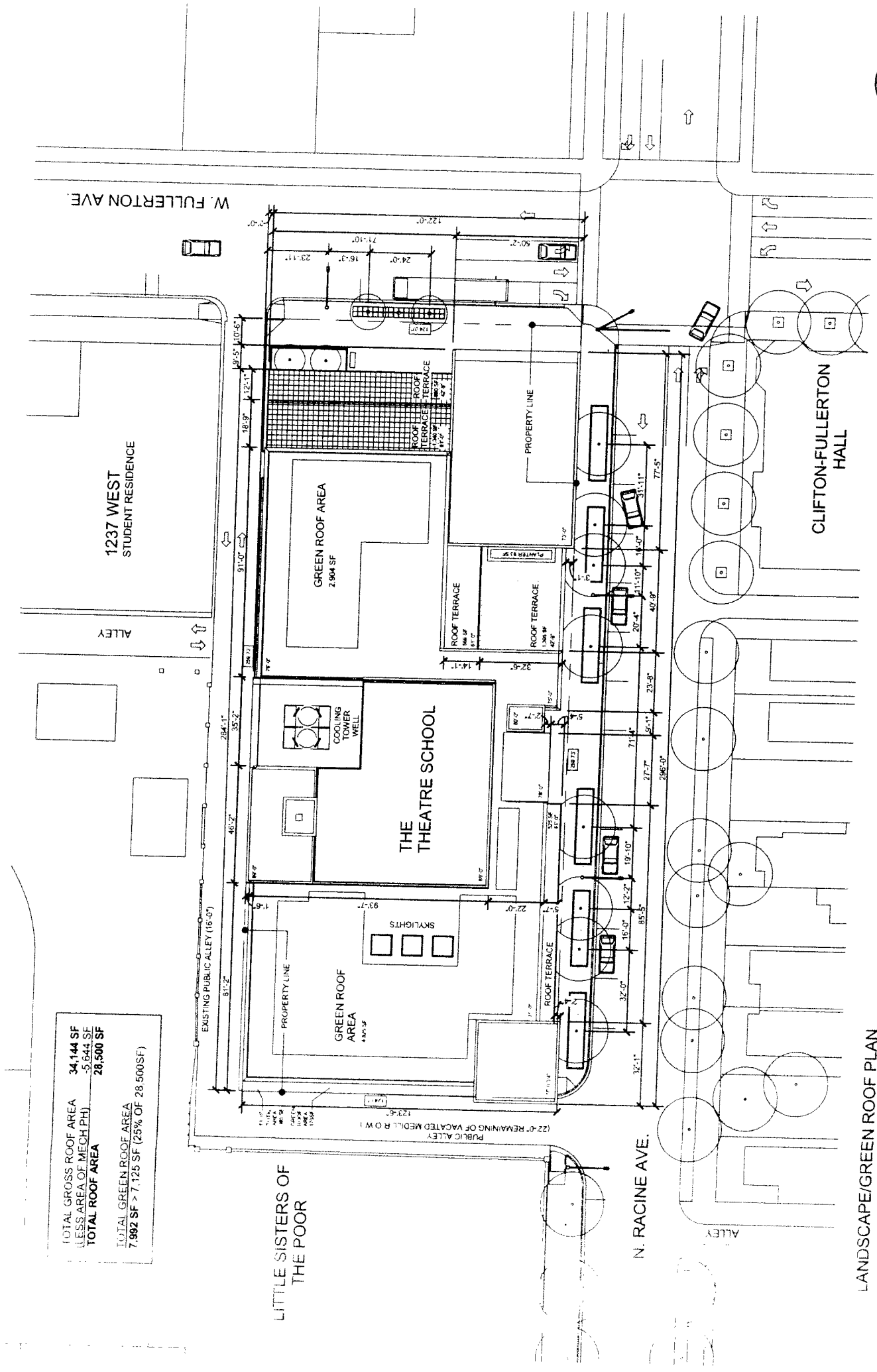
- On the mechanical penthouse, the amount of louver has been reduced and the remainder has been clad in composite metal panels
- The metal canopy over the Loading Dock Entrance has been eliminated and an overhead coiling grill added for security
- An overhead coiling door has been added for direct access to the scene shop
- First Floor is predominantly glass, both fritted and clear
- The Dean's Conference Room element on the top floor at the south end has been more strongly expressed
- The egress door at the west end has been relocated to the east wall of the Loading Dock
- Composite panels and a louver were added on the First Floor west of the Loading Dock



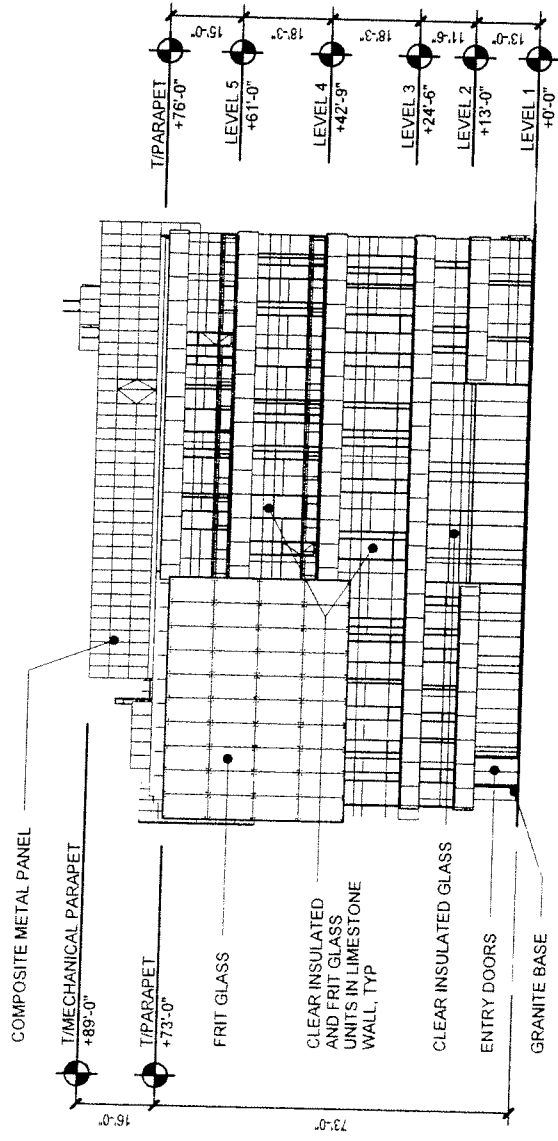
SITE PLAN



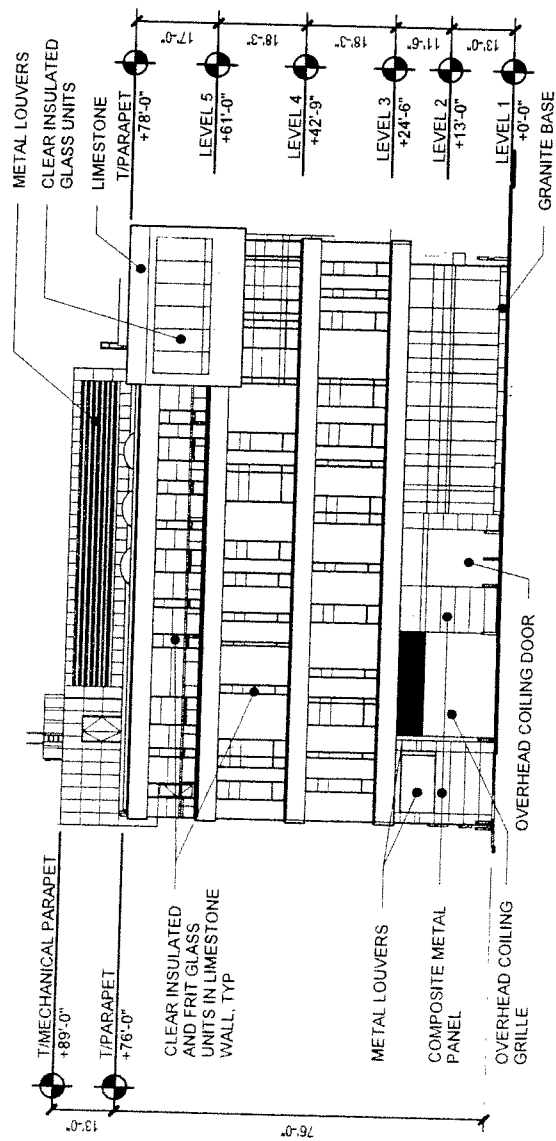
LANDSCAPE/GREEN ROOF PLAN



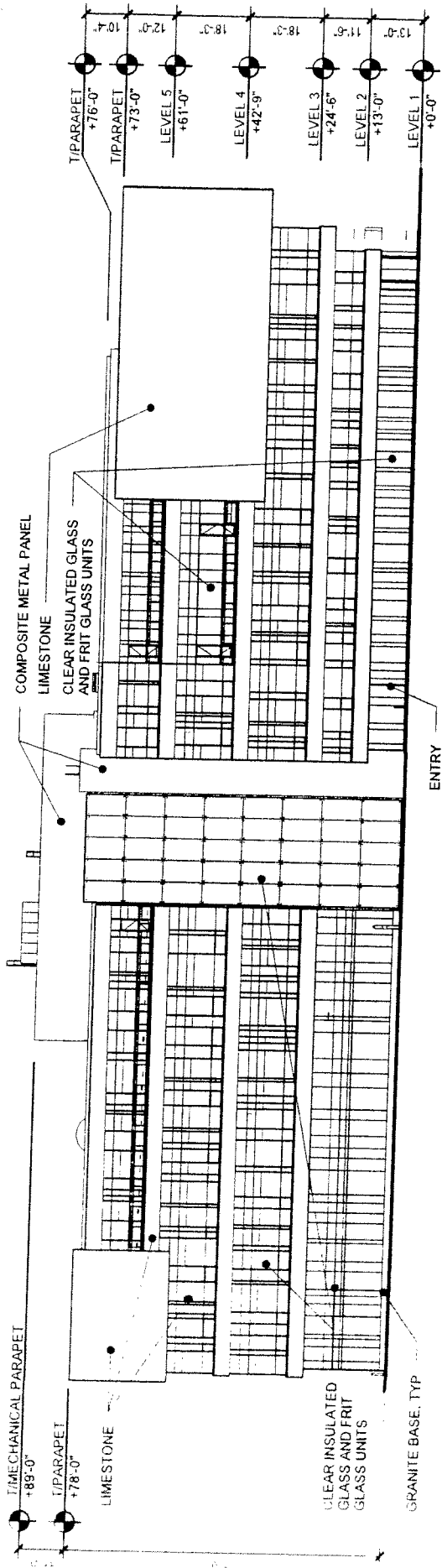
TOTAL GROSS ROOF AREA (LESS AREA OF MECH PH)	34,144 SF
TOTAL ROOF AREA	28,500 SF
TOTAL GREEN ROOF AREA 7,992 SF > 7,125 SF (25% OF 28,500SF)	



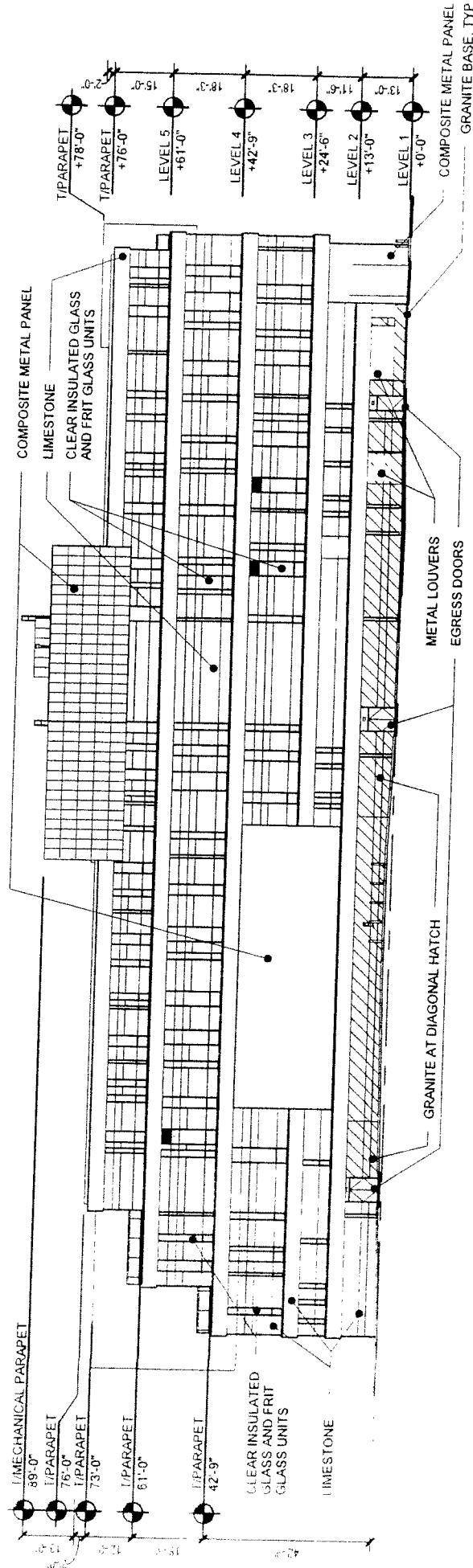
NORTH ELEVATION along FULLERTON AVENUE



SOUTH ELEVATION along ALLEY (VACATED MEDILL ROW)



EAST ELEVATION along RACINE AVENUE



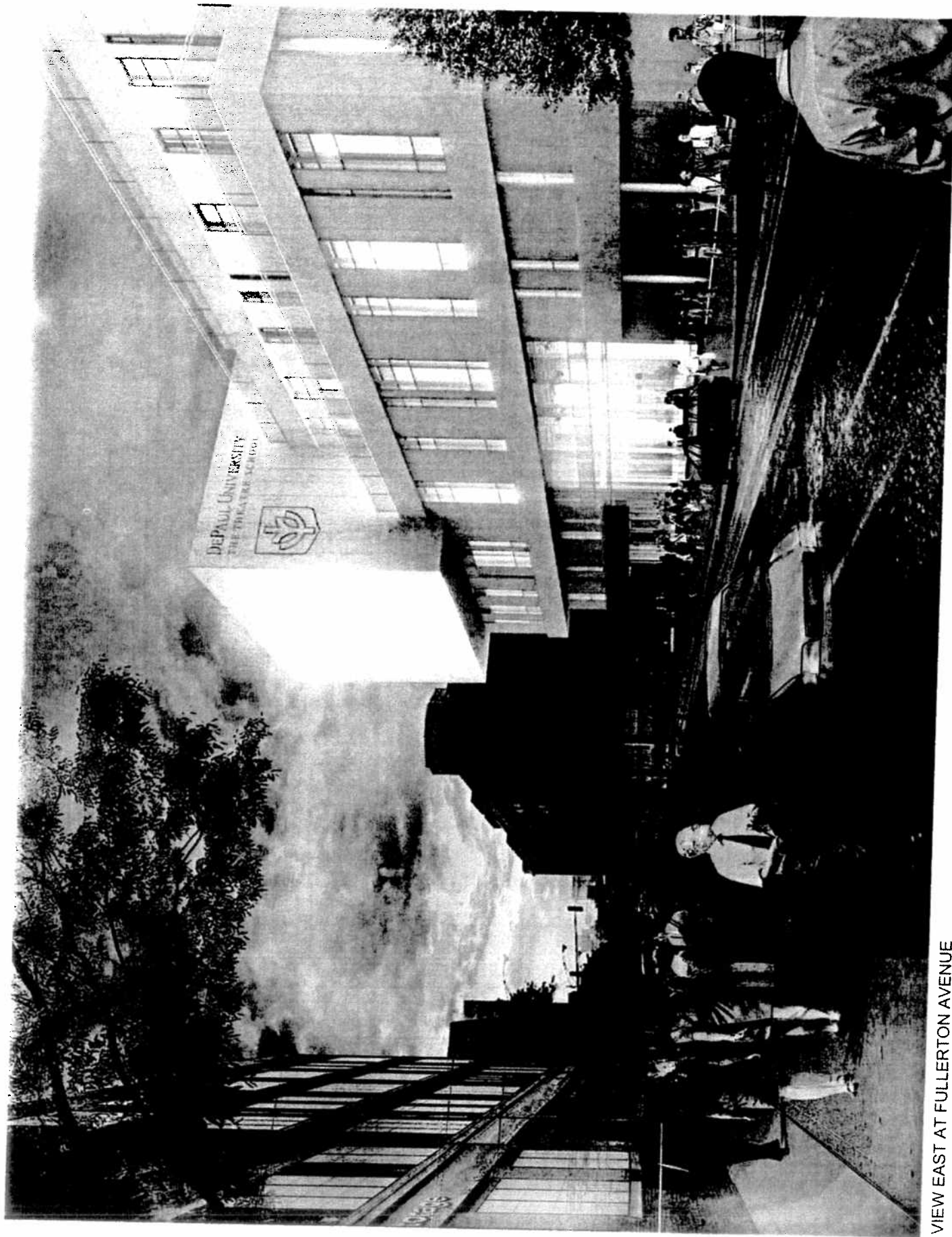
WEST ELEVATION along ALLEY

DePaul Architects

DePaul Theatre School

CANNONDESIGN

09/20/11

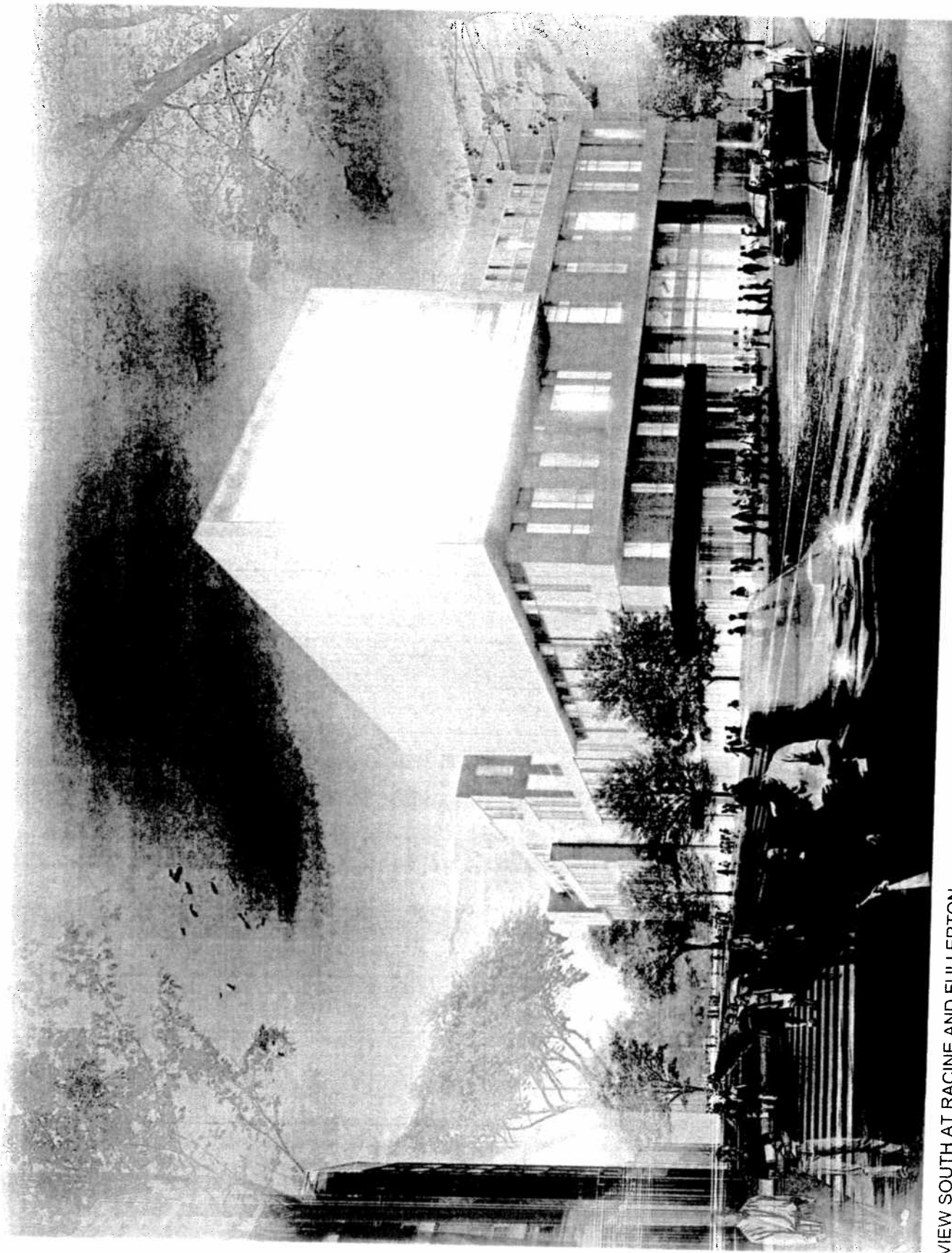


VIEW EAST AT FULLERTON AVENUE

Pelli Clarke Pelli Architects
DePaul Theatre School

CANNONDESIGN

09/20/11



VIEW SOUTH AT RACINE AND FULLERTON

Pelli Clarke Pelli Architects
DePaul Theatre School



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
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(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
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May 25, 2010

Mr. John J. Lawlor
Sonnenschein Nath & Rosenthal LLP
233 South Wacker Drive
Suite 7800
Chicago, IL 60606-6404

Re: **Administrative Relief request for Institutional Planned Development No. 2, DePaul University's proposed Theatre School and Medill Avenue Street Vacation**

Dear Mr. Lawlor:

Please be advised that your request for a minor change to Institutional Planned Development No. 2, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

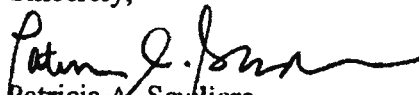
This Planned Development was amended on December 2, 2009, and on March 2, 2010, an Administrative Relief was granted for revisions to the proposed Theatre School. The Site Plan identifies the north approximately 44 feet of partially vacated Medill Avenue (which has a current width of 66 feet) as being occupied by the Theatre School Building and the southern remaining 22 feet as proposed Medill right-of-way.

During discussions with the Department of Transportation, they have asked for clarification that the remaining 22 feet of Medill Avenue will consist of a public alley rather than a public street

With regard to this request, the Department of Zoning and Land Use Planning has determined that allowing the remaining 22 foot southern portion of Medill Avenue to remain open as a public alley will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 2, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
c: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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April 16, 2010

Mr. John J. Lawlor
Sonnenschein Nath & Rosenthal LLP
233 South Wacker Drive, Suite 7800
Chicago, IL 60606-6404

Re: **Administrative Relief request for Institutional Planned Development
No. 2, Sub-Area II-A, DePaul University's Wish Field
Improvements, 950 West Belden Avenue**

Dear Mr. Lawlor:


Please be advised that your request for a minor change to Institutional Planned Development No. 2, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

You are requesting to add a narrow area of seating, extending north alongside the CTA elevated tracks. As a result, the proposed bullpen and batting cages will be moved further north, down the left field line. Three trees that were to be planted north of the new seating will be relocated along the north parkway of Belden Avenue, adjacent to Wish Field. Also, at our request, the surrounding brick facade of the proposed Wish Field bleachers has been modified by extending the height of 13 brick piers above the fencing that is located above the top row of bleacher seating. A revised Site Plan, Landscape Plan, South and West Elevations, and Section, prepared by Antunovich Associates and dated April 14, 2010, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these design changes will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 2, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

c: Mike Marmo, Erik Glass, Ron Daye, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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April 12, 2010

Mr. John J. Lawlor
Sonnenschein Nath & Rosenthal LLP
233 South Wacker Drive, Suite 7800
Chicago, IL 60606-6404

**Re: Administrative Relief request for Institutional Planned Development
No. 2, Sub-Area II-A, DePaul University's Art Museum and Gallery
at 935 West Fullerton Avenue**

Dear Mr. Lawlor:


Please be advised that your request for a minor change to Institutional Planned Development No. 2, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

You are requesting to move five existing Seminary Townhome Associates residents' parking spaces from the private drive alongside the Art Museum to a small parking lot behind the proposed new building. The Planned Development Site Plan had indicated an access drive at the rear of the Art Museum, into the CTA parking lot, under the newly constructed Fullerton elevated station. However, due to the CTA's placement of electrical transformers adjacent to the proposed driveway and grade changes, it is not possible to access the parking lot from this location. Therefore, access to the parking lot will remain from Belden Ave. only. A revised Art Museum and Gallery Site Plan and Landscape/Green Roof Plan, prepared by Antunovich Associates, and dated March 19, 2010, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing the relocation of these five parking spaces will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 2, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
cc: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
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<http://www.cityofchicago.org>

March 2, 2010

Mr. John J. Lawlor
Sonnenschein Nath & Rosenthal LLP
233 South Wacker Drive
Suite 7800
Chicago, IL 60606-6404

**Re: Administrative Relief request for Institutional Planned Development
No. 2, DePaul University's proposed Theatre School building at the
southwest corner of West Fullerton and North Racine Avenues**

Dear Mr. Lawlor:

Please be advised that your request for a minor change to Institutional Planned Development No. 2, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

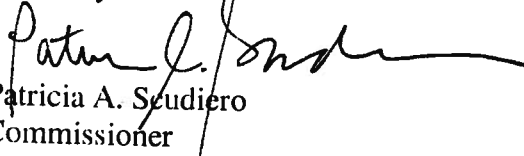
You are requesting to make revisions to the floor plans and elevations for the above-referenced Theater School. The following revised drawings, prepared by Pelli Clarke Pelli Architects, and dated February 19, 2010, shall be inserted into the main file:

- Theatre School – Site Plan
- Theatre School – Landscape/Green Roof Plan
- East Elevation along Racine Avenue and West Elevation along Alley
- North Elevation along Fullerton and South Elevation along Medill
- Renderings – Views North, South and East

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 2, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
c: Mike Marmo, Erik Glass, Main file



12/2/2009

REPORTS OF COMMITTEES

16937
80821

the alley next west of and parallel to North Halsted Street, West Belden Avenue; North Halsted Street; and a line 75 feet south and parallel to West Belden Avenue,

to those of an RT4 Residential District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Nos. 5-G and 7-G.
(As Amended)

(Application Number 16937)

(Common Address: 2318 -- 2340 N. Halsted St., 929 -- 941 W. Fullerton Ave.,
1014 -- 1022 W. Belden Ave. And 2334 -- 2400 N. Racine Ave.)

[SO2009-6296]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B35 Community Shopping District, B3-3 Community Shopping District, B1-2 Neighborhood Shopping District, M1-2 Limited Manufacturing/Business Park District, B3-2 Community Shopping District, RM5 Residential Multi-Unit District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, Residential Planned Development Number 199 and Institutional Planned Development Number 2 symbols and indications as shown on Map Number 5-G and Map Number 7-G in the area bounded by:

West Fullerton Avenue; North Halsted Street; West Belden Avenue; a line 140.25 feet east of North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; the alley next east of and parallel to North Sheffield Avenue; the alley next north of and parallel to West Webster Avenue; North Sheffield Avenue; a line 371.23 feet south of West Belden Avenue; a line 120.06 feet west of North Sheffield Avenue; a line 358.43 feet south of West Belden Avenue; a line 141.17 feet west of North Sheffield Avenue; West Webster Avenue; North Kenmore Avenue; West Belden Avenue; North Seminary Avenue; a line 106.80 feet south of West Belden Avenue; the alley next west of and parallel to North Seminary Avenue; West Belden Avenue; North Racine Avenue; a line 11 feet north of and parallel to the south line of West Medill Avenue or the centerline of the proposed new West Medill right-of-way; the alley next west of and parallel to North Racine Avenue; West Fullerton Avenue; North Racine Avenue; the alley next north of and parallel to West Fullerton Avenue; a line 204.30 feet east of North Racine Avenue; West Fullerton Avenue; North Seminary Avenue; the alley next north of and parallel to West Fullerton Avenue; the alley next west of and parallel to North Sheffield Avenue; West Montana Street; a line 112.92 feet east of North Sheffield Avenue; the alley next north of and parallel to West Montana Avenue; the west line of the Chicago Transit Authority right-of-way; West Fullerton Avenue; the east line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West

Fullerton Avenue; a line 90.00 feet east of the east line of the Chicago Transit Authority right-of-way; and West Fullerton Avenue; with the exception of the following areas which are located within the perimeter boundaries of the subject area to be rezoned, described above:

a line 76.14 feet north of and parallel with West Belden Avenue; North Sheffield Avenue; West Belden Avenue; and the alley next west of and parallel to North Sheffield Avenue;

Also,

a line 154 feet north of and parallel with West Belden Avenue; North Sheffield Avenue; a line 128 feet north of and parallel with West Belden Avenue; and the alley next west of and parallel to North Sheffield Avenue;

Also,

a line 195.18 feet south of and parallel with West Fullerton Avenue; the alley next east of and parallel to North Racine Avenue; a line 245.18 feet south of and parallel with West Fullerton Avenue; and North Racine Avenue;

Also,

West Belden Avenue; a line 35.35 feet east of and parallel to North Sheffield Avenue; a line 80.91 feet south of and parallel to West Belden Avenue; a line 53.41 feet east of and parallel to North Sheffield Avenue; West Belden Avenue; a line 71.94 feet east of and parallel to North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; and North Sheffield Avenue;

Also,

West Belden Avenue; a line 122.23 feet east of and parallel to North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; and a line 94.97 feet east of and parallel to North Sheffield Avenue;

all in Cook County, Illinois, to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map Number 5-G and Map Number 7-G in the area described above in Section 1, i.e., the area bounded by:

West Fullerton Avenue; North Halsted Street; West Belden Avenue; a line 140.25 feet east of North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; the alley next east of and parallel to North Sheffield Avenue; the alley next north

of and parallel to West Webster Avenue; North Sheffield Avenue; a line 371.23 feet south of West Belden Avenue; a line 120.06 feet west of North Sheffield Avenue; a line 358.43 feet south of West Belden Avenue; a line 141.17 feet west of North Sheffield Avenue; West Webster Avenue; North Kenmore Avenue; West Belden Avenue; North Seminary Avenue; a line 106.80 feet south of West Belden Avenue; the alley next west of and parallel to North Seminary Avenue; West Belden Avenue; North Racine Avenue, a line 11 feet north of and parallel to the south line of West Medill Avenue or the centerline of the proposed new West Medill right-of-way; the alley next west of and parallel to North Racine Avenue; West Fullerton Avenue; North Racine Avenue; the alley next north of and parallel to West Fullerton Avenue; a line 204.30 feet east of North Racine Avenue; West Fullerton Avenue; North Seminary Avenue; the alley next north of and parallel to West Fullerton Avenue; the alley next west of and parallel to North Sheffield Avenue; West Montana Street; a line 112.92 feet east of North Sheffield Avenue; the alley next north of and parallel to West Montana Avenue; the west line of the Chicago Transit Authority right-of-way; West Fullerton Avenue; the east line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West Fullerton Avenue; a line 90.00 feet east of the east line of the Chicago Transit Authority right-of-way; and West Fullerton Avenue; with the exception of the following areas which are located within the perimeter boundaries of the subject area to be rezoned, described above:

a line 76.14 feet north of and parallel with West Belden Avenue; North Sheffield Avenue; West Belden Avenue; and the alley next west of and parallel to North Sheffield Avenue;

Also,

a line 154 feet north of and parallel with West Belden Avenue; North Sheffield Avenue; a line 128 feet north of and parallel with West Belden Avenue; and the alley next west of and parallel to North Sheffield Avenue;

Also,

a line 195.18 feet south of and parallel with West Fullerton Avenue; the alley next east of and parallel to North Racine Avenue; a line 245.18 feet south of and parallel with West Fullerton Avenue; and North Racine Avenue;

Also,

West Belden Avenue; a line 35.35 feet east of and parallel to North Sheffield Avenue; a line 80.91 feet south of and parallel to West Belden Avenue; a line 53.41 feet east of and parallel to North Sheffield Avenue; West Belden Avenue; a line 71.94 feet east of and parallel to North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; and North Sheffield Avenue;

Also,

West Belden Avenue; a line 122.23 feet east of and parallel to North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; and a line 94.97 feet east of and parallel to North Sheffield Avenue;

all in Cook County, Illinois, to the designation of Institutional Planned Development Number 2, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 2, As Amended.

Plan Of Development Statements.

1. The property which is to be developed and which is affected by this "Institutional Planned Development Number 2, as amended", delineated herein is presently owned or controlled by the applicant, DePaul University, except for Subarea III, governed by the Seminary Townhouse Association, which consents to applicant's application.
2. The applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this planned development as to said property; the requirements, obligations and conditions applicable as to the same shall be binding upon the applicant, its successors and assigns, and, if different than the applicant, the owners as to said property within the planned development. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property of any rights, interest or obligation therein.
3. This plan of development, consisting of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Subarea Map; a Generalized Land-Use Plan; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Landscape Plan; Site Plans and Elevations for the new Music Center in Subarea II-B; a Site Plan and Elevations for the Theatre School i
n
Subarea I; a Site Plan and Elevations for the Academic Building in Subarea I; Site Plan and Elevations for 935 West Fullerton Avenue in Subarea II-A; Site Plan and Landscape Plan for Kenmore Green/Vacation or Closure of Kenmore Avenue; and Site Plan and Elevations for Wish Field Improvements, which are all incorporated herein.

Full-size copies of the Generalized Land-Use Plan and Elevations are on file with the Department of Zoning and Land Use Planning. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning

controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.

4. The following uses shall be permitted within "Subarea I" of the area delineated herein as "Institutional Planned Development":

- (A) Colleges and Universities;
- (B) Entertainment and Spectator Sports (excluding Inter-Track Wagering Facilities);
- (C) Participant Sports and Recreation;
- (D) Residential (including residential living units and group living);
- (E) Cultural Exhibits and Libraries;
- (F) Artist Work or Sales Space;
- (G) Day Care;
- (H) Religious Assembly;
- (I) School;
- (J) Eating and Drinking Establishments (including rooftop outdoor patios);
- (K) Bank, savings banks, savings and loan associations and credit unions;
- (L) Automated Teller Machine Facilities;
- (M) Food and Beverage Retail Sales;
- (N) Medical Service;
- (O) Postal Service;
- (P) Office;
- (Q) Personal Service;
- (R) Repair and Laundry Services;
- (S) General Retail Sales;
- (T) Wireless Communication Facilities;
- (U) Accessory and Non-Accessory Parking; and
- (V) Related Uses and Accessory Uses.

The following uses shall be permitted within "Subarea IIA" and "Subarea IIB" of the area delineated herein as "Institutional Planned Development": the uses permitted in Subarea I, above.

The following uses shall be permitted within Subarea III of the area delineated herein as "Institutional Planned Development" -- townhouses and detached houses; university and university-related uses are prohibited.

The following uses shall be permitted within "Subarea IV" of the area delineated herein as "Institutional Planned Development":

- A) the uses permitted in Subarea I, above (excluding Participant Sports and Recreation);
- B) Taverns; and
- C) Hotel/Motel.

The following usage shall be permitted within Subarea V of the area delineated herein as "Institutional Planned Development": the uses permitted in Subarea I, above (excluding Participant Sports and Recreation).

5. Applicant plans to cause the vacation or closure of Kenmore Avenue between Fullerton Avenue and Belden Avenue and to replace the same with landscaped open space. Furthermore, applicant plans to cause the partial vacation or closure of Medill Avenue in order to accommodate construction of a building. In addition, in order to accommodate construction of the new Academic Building in Subarea I described in Statement Number 3, above, applicant plans to cause the vacation or closure of the alley whose south boundary line is one hundred fifteen (115) feet north of the north right-of-way line of Belden Avenue and which alley runs east and west between the west boundary of the existing alley west of and parallel to Sheffield Avenue, and the east right-of-way line of Kenmore Avenue. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by the City Council.
6. The Chicago Department of Transportation has approved a Traffic Management Plan for DePaul University. Prior to the issuance of a Part II Approval, the Chicago Department of Transportation will review and approve the submittal to ensure compliance with the Traffic Management Plan.
7. Any service drives or other ingress or egress including emergency vehicles access shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. All work in the public way must be

designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.

8. On-premises business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs, shall be permitted within the planned development subject to review and approval of the Department of Zoning and Land Use Planning. Off-Premises sign shall be prohibited within this development.
9. Plans for the following buildings have not been fully designed as of the date of this Institutional Planned Development: the new building to be located at 1101 -- 1111 West Belden Avenue (in Subarea I); the new student residence at 2333 -- 2347 North Kenmore Avenue (in Subarea I); and the mixed-use development located at 1000 -- 1050 West Fullerton Avenue (in Subarea IV). Accordingly, prior to issuance by the Department of Zoning and Land Use Planning of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development in Subareas I, IIA, IIB, IV and V other than future development described in Statement Number 3, above, and other than remodellings and alterations to existing buildings which do not increase their height or increase their footprint, Site Plan Approval (including site plan, landscape plan, building elevations and other requirements set forth below) for the proposed development shall be submitted to the Chicago Plan Commission for approval. Site Plan Approval is intended to assure that specific development proposals substantially conform with this Institutional Planned Development and to assist the City in monitoring ongoing development. Such Site Plan Approval need only include the area proposed for development or redevelopment and immediately adjacent public rights-of-way, for which approval is being sought by the applicant. No Part II Approval shall be granted for future development until a required Site Plan Approval has been given.

A Site Plan Approval submission shall, at a minimum, provide the following information:

- A) Boundaries of the development parcel or parcels;
- B) Building footprint;
- C) Dimensions of all setbacks;
- D) Location and depiction of all parking spaces (including relevant dimensions);
- E) Location and depiction of all loading berths (including relevant dimensions);
- F) All drives, roadways and vehicular routes;
- G) All landscaping (including species and size);

- H) All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- I) All site statistics applicable to the development parcel or parcels including:
 - 1) Floor area and floor area ratio as represented on submitted drawings;
 - 2) Number of parking spaces provided;
 - 3) Number of loading berths provided; and
 - 4) Uses of development of parcels.
- J) Parameters of the building envelope including:
 - 1) Maximum building height; and
 - 2) Setbacks and vertical setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with this Institutional Planned Development including without limitation, a landscape plan and building elevations.

Upon approval by the Chicago Plan Commission of the foregoing, the submittal as approved by the Chicago Plan Commission shall be deemed to be an integral part of this Institutional Planned Development. After approval by the Chicago Plan Commission, the approved plans may be changed or modified administratively by the Commissioner of the Department of Zoning and Land Use Planning pursuant to the provisions of Statement Number 15 hereof. In the event of any inconsistency between an approved site plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern.

Subarea III, as shown on the Generalized Land Use Plan, has been previously designated as a Chicago landmark; said designation as to Subarea III remains in effect notwithstanding the adoption of this Plan of Development.

- 10. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
- 11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.

12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by Department of Zoning and Land Use Planning staff at the time is final and binding on the applicant and must be paid to Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
13. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans listed in Statement Number 3 and the Bulk Regulations Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the aforementioned plans described above in Statement Number 3, including the Parkway Strips Plan.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain applicant's project in a manner that provides accessibility throughout the property. Therefore, at the time when building permits are sought, the plans for the building and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
15. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon the written request for such modification by the applicant and after determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modifications by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-130-611 of the Chicago Zoning Ordinance.
16. The applicant acknowledges that it is in the public interest to design, construct and maintain all new buildings in a manner, which promotes and maximizes the conservations of natural resources. The applicant is proposing new L.E.E.D. certified buildings with twenty-five percent (25%) green roofs.
17. The lapse of approval provisions applicable to this plan of development shall be solely as follows: unless construction within any one (1) of the subareas identified herein -- i.e., any one of either Subarea I, Subarea IIA, Subarea IIB, Subarea IV, or Subarea V of the planned development -- has commenced as authorized by a building permit within six (6) years of the date of the planned development and thereafter diligently pursued to completion, the zoning of Subarea I, Subarea IIA, Subarea IIB, Subarea III,

16937

Subarea IV and Subarea V shall revert to the zoning district classification prior to this Institutional Planned Development. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that there is good cause for such an extension.

[Existing Zoning Map; Planned Development Boundary and Subarea Map; Generalized Land-Use Plan and Existing Land-Use Map; Right-of-Way Adjustment Map; Landscape Plan; Parkway Strips Plan; Site Plans, Landscape Plans and Elevations -- New Music Center, Theatre School, Kenmore/Belden Academic and Classroom Building, Art Museum and Gallery; and Wish Field Improvements referred to in these Plan of Development Statements printed on pages 80832 through 80858 of this *Journal*.]

Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development No. 2.
(As Amended)*

Bulk Regulations And Data Table.

	Subarea I ⁽¹⁾	Subarea IIA	Subarea IIB	Subarea III	Subarea IV	Subarea V	Totals (Subareas)
Gross Site Area (SF)	1,344,544	286,215	229,070	301,093	148,630	69,449	2,379,000 GSF
Area within Public Way	302,446	64,382	51,528	67,729	33,433	15,622	535,140 SF
Net Site Area (SF)	1,042,098	221,833	177,542	233,364	115,197	53,827	1,843,860 NSF
Maximum Allowable Floor Area Ratio	2.10	1.20	1.20	1.24	2.70	4.00	1.89
Maximum Allowable F.A.R. Area (SF)	2,188,406	266,200	213,050	289,371	311,032	215,308	3,484,895
Existing F.A.R. Area (SF)	1,358,672	110,023	104,695	181,440	61,667	163,980	1,980,477
Maximum Percentage of Land Covered (i.e., by Buildings)	60%	50%	50%	25.2%	87%	72%	47%

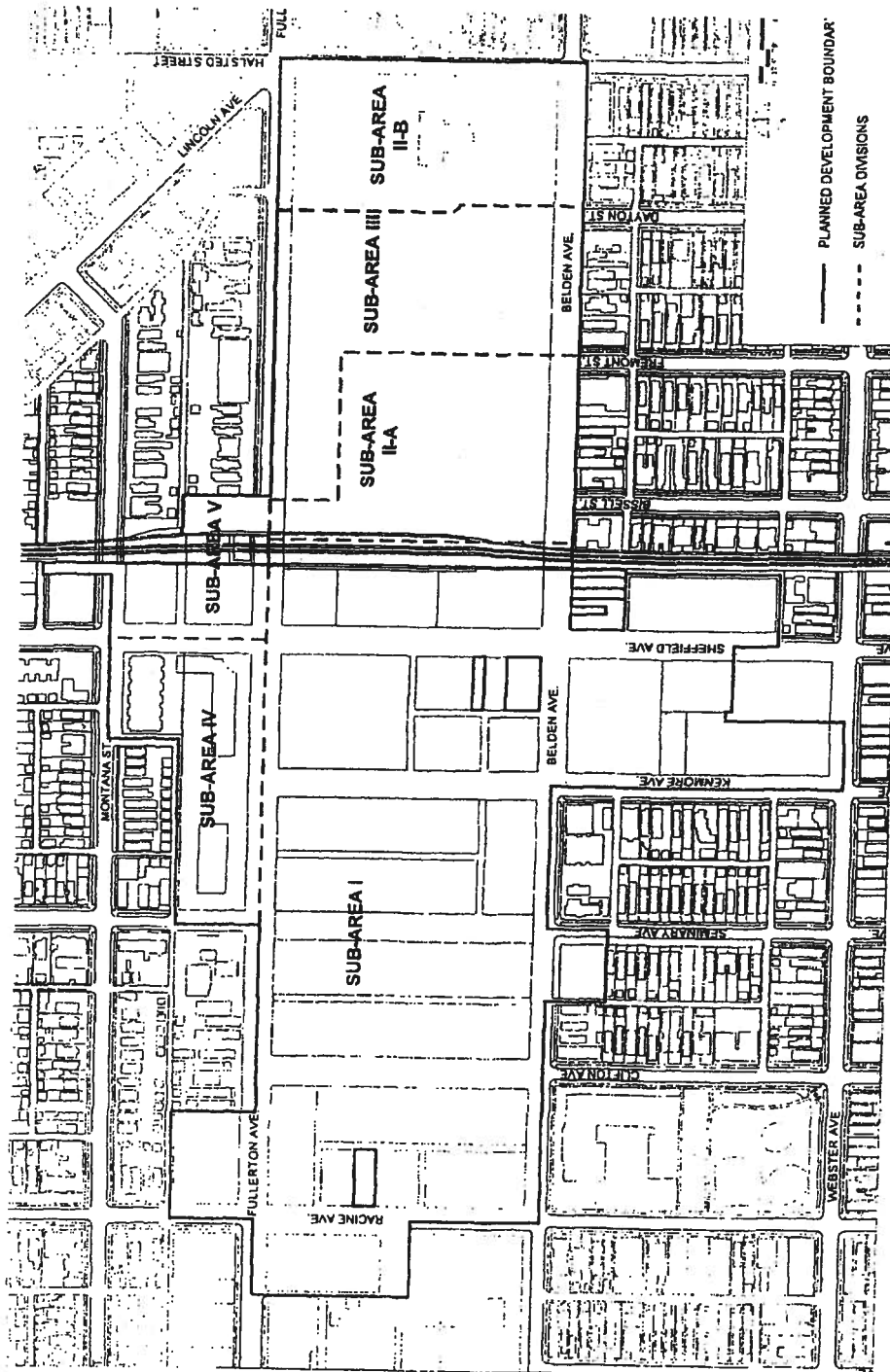
	Subarea I ⁽¹⁾	Subarea IIA	Subarea IIB	Subarea III	Subarea IV	Subarea V	Totals (Subareas)
Maximum Allowable Number of Residential Units	174	78		56	24		332
Maximum Allowable Number of Student/Faculty Beds (other than in Residential Units)	1,700	178			333	223	2,434
Maximum Allowable Number of Lodging Rooms					150		
Minimum Off-Street Parking Spaces	1,102		68	94	171	30	1,465
Minimum Bike Spaces	110		7		17	3	137
Maximum Percent of Land Covered (i.e., by Buildings)	60%	50%	50%	25.2%	87%	72%	47%
Minimum Building Setbacks	In accordance with approved Site Plan	In accordance with approved Site Plan	In accordance with approved Site Plan	Front Yard: 5 feet-0 inches Rear Yard: 20 feet-0 inches	In accordance with approved Site Plan	In accordance with approved Site Plan	
Maximum Building Height	89 feet-0 inches	78 feet-7 inches	74 feet-0 inches	34 feet-3 inches	81 feet-0 inches	60 feet-0 inches	

Data Table Notes:

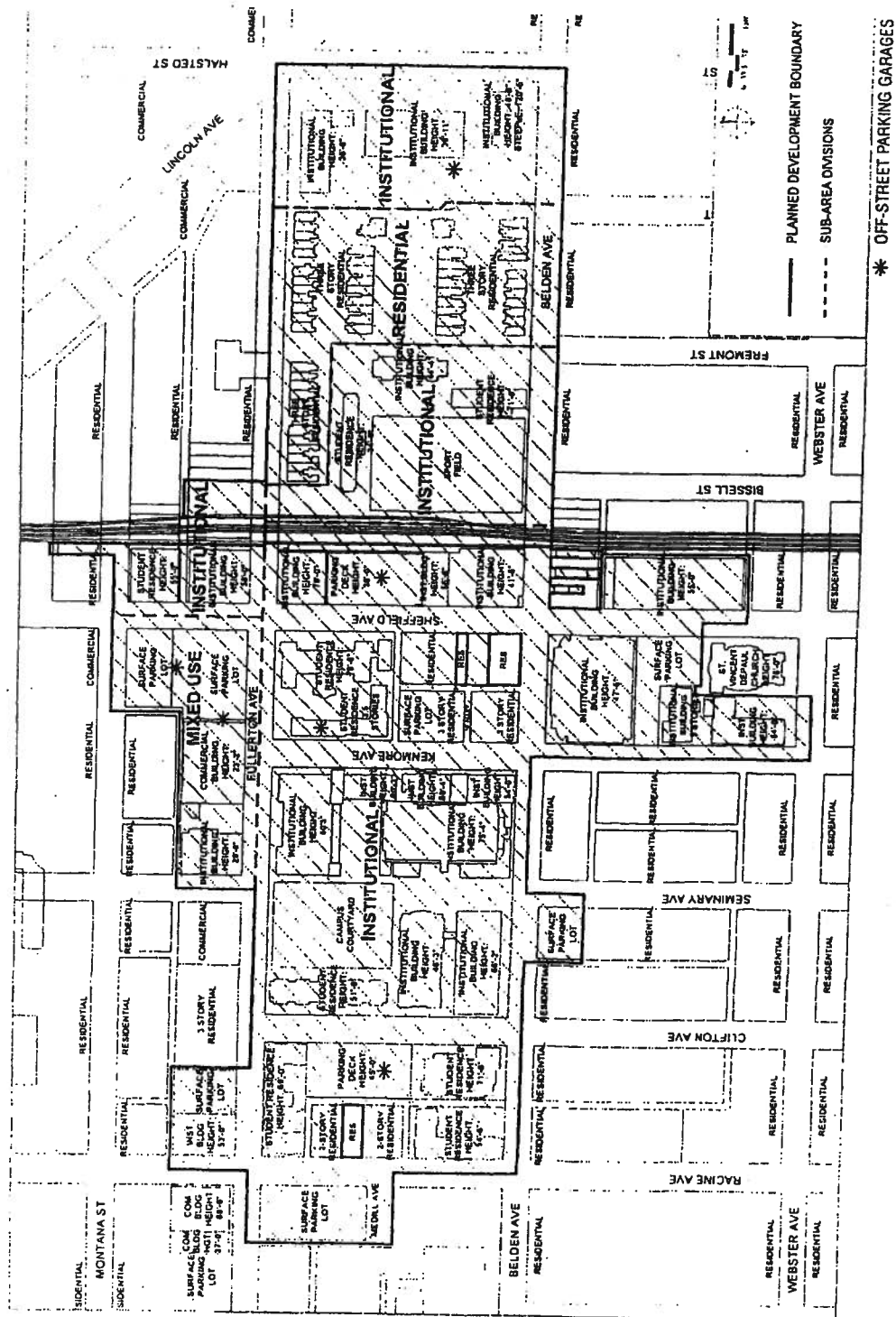
⁽¹⁾ Net Site Area Includes:

Vacated Kenmore Avenue	39,377	(SF)
Vacated Kenmore Alley	1,985	(SF)
Partial Vacation of Medill	5,459	(SF) -- 22 foot portion of Medill Avenue remains

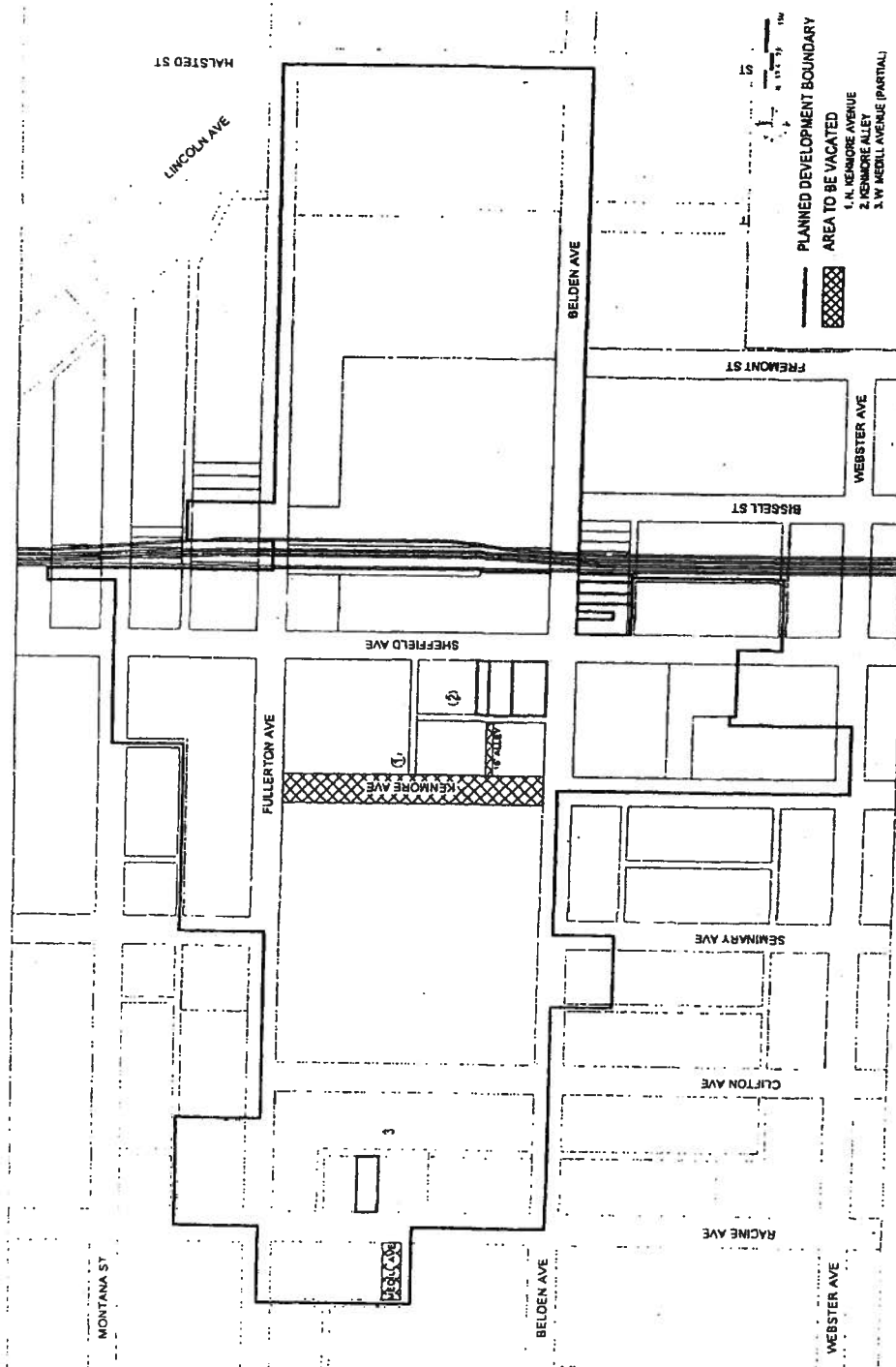
Planned Development Boundary
And Subarea Map.



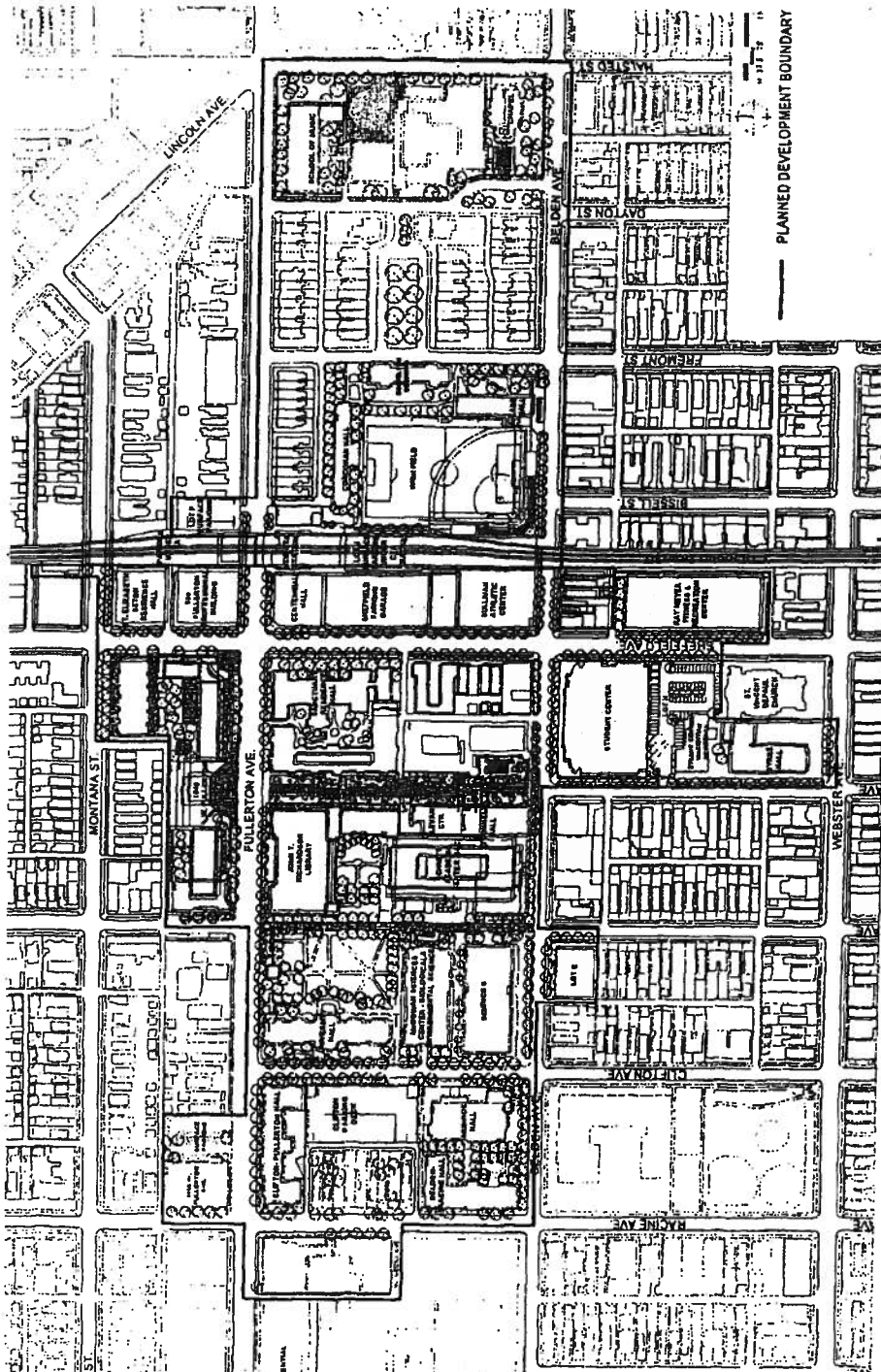
**Generalized Land-Use Plan And
Existing Land-Use Map.**



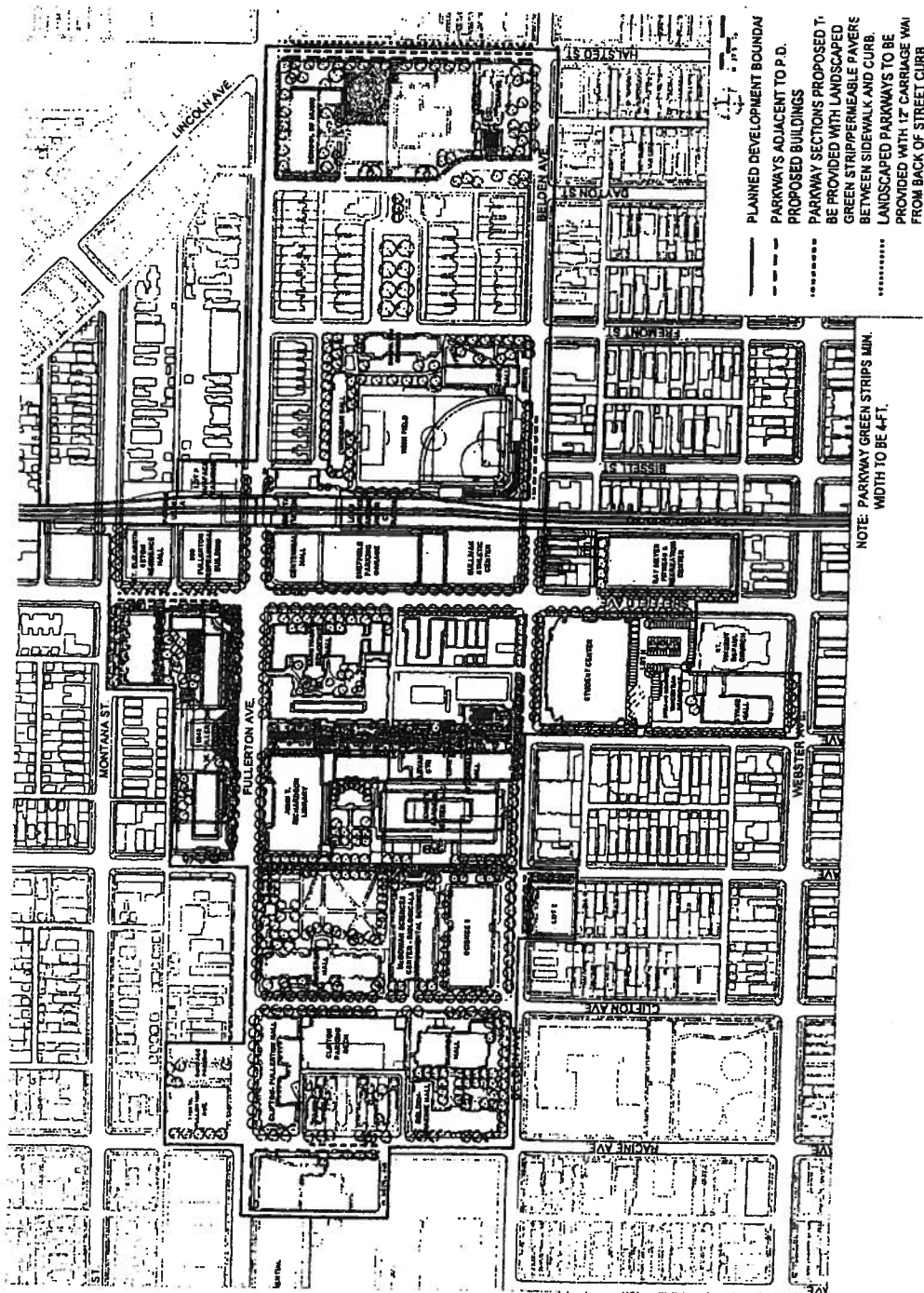
Right-Of-Way Adjust Map.



Landscape Plan.

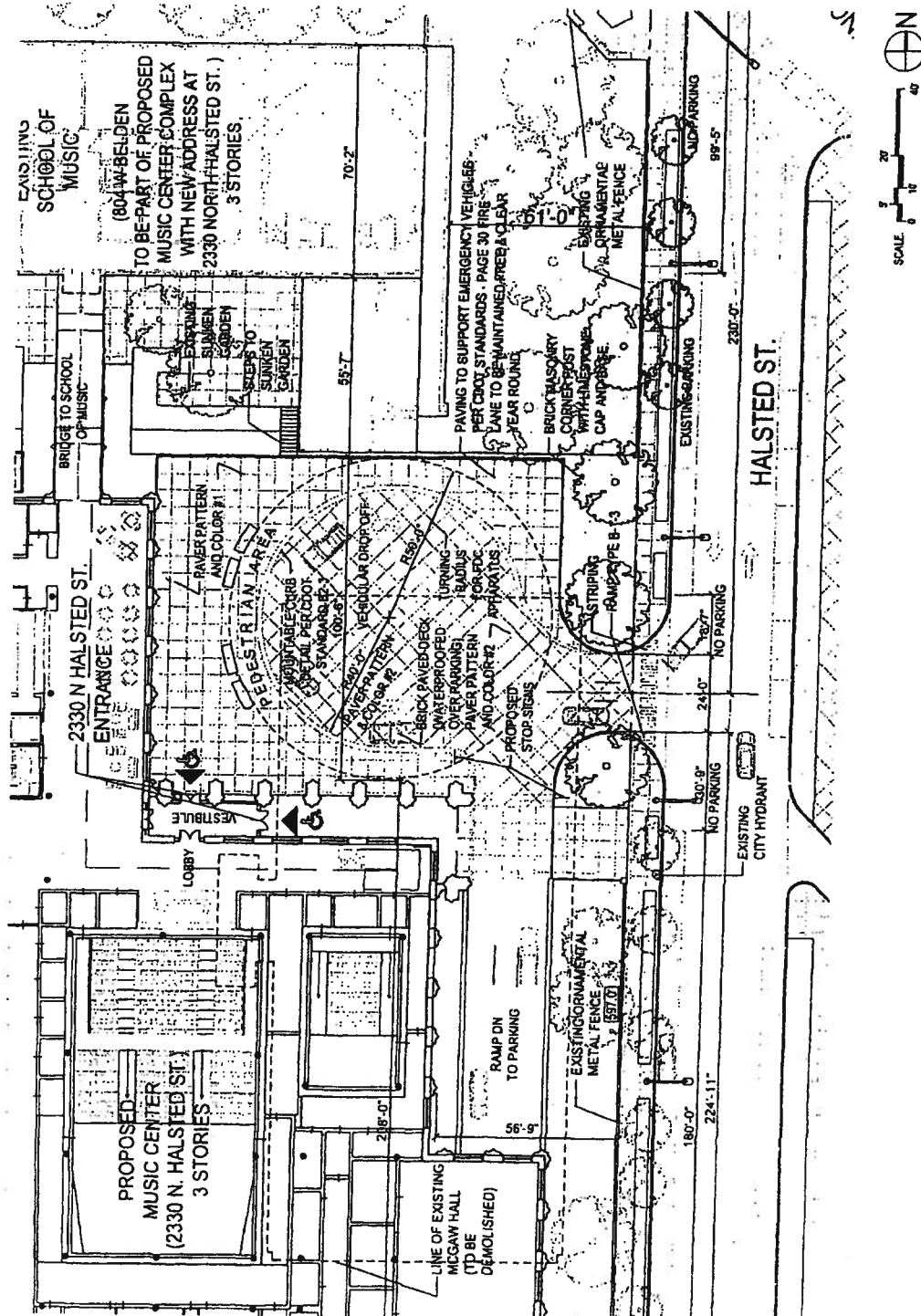


Parkway Strips Plan.

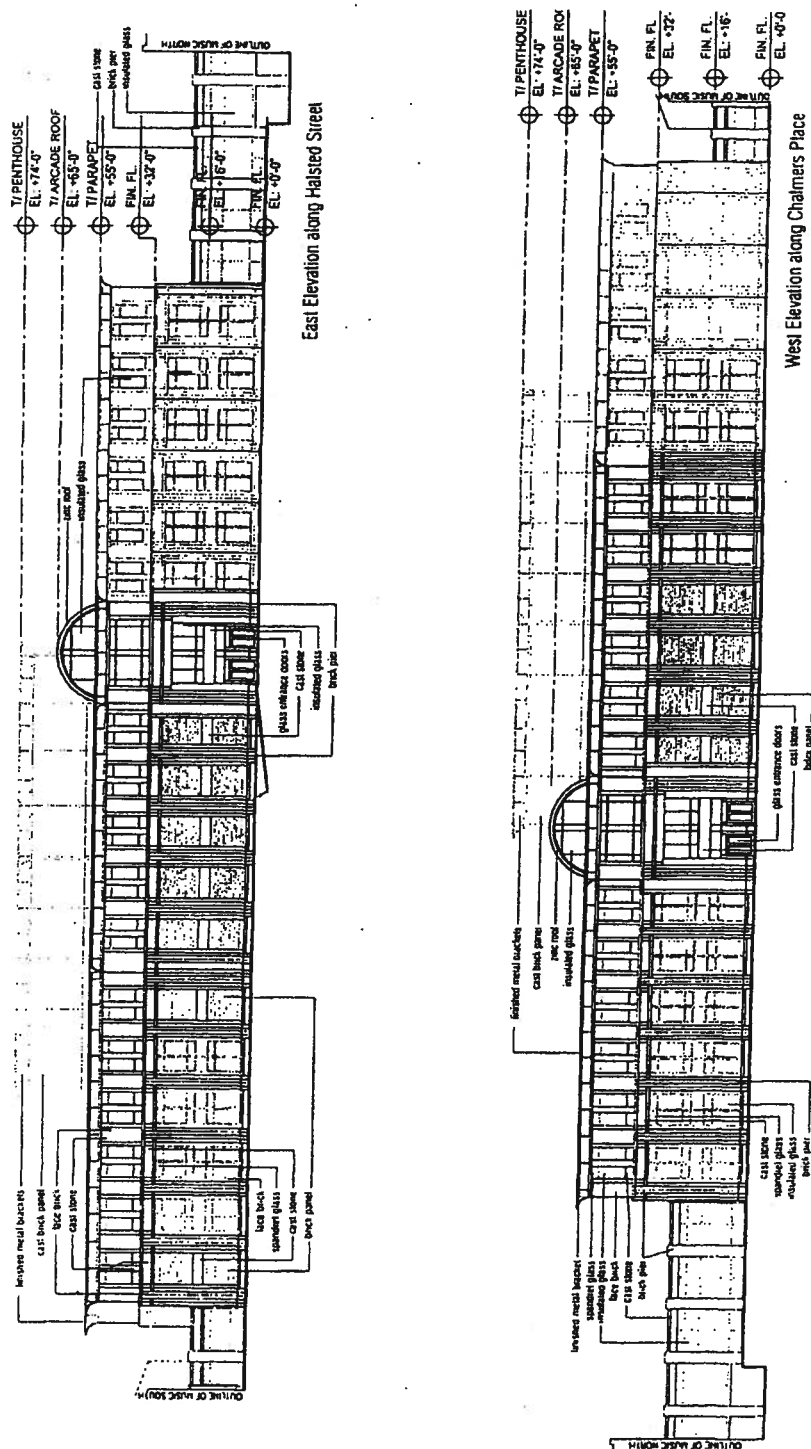




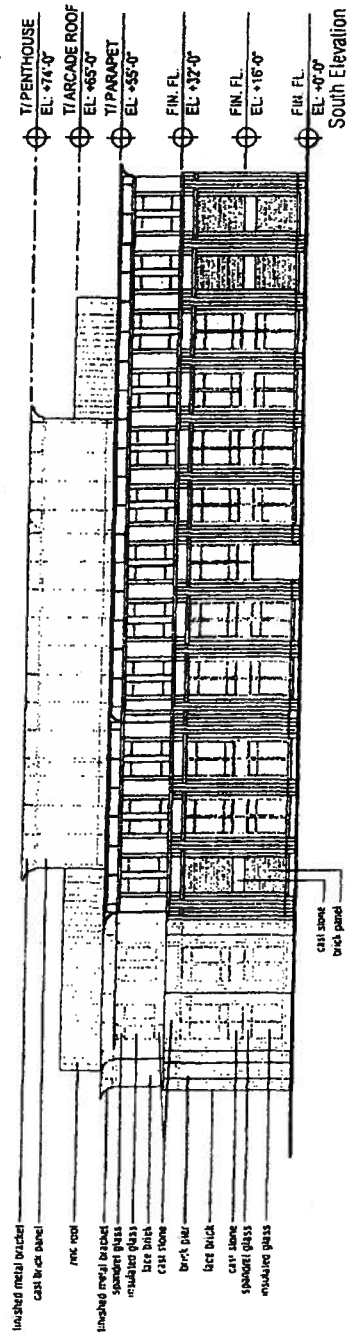
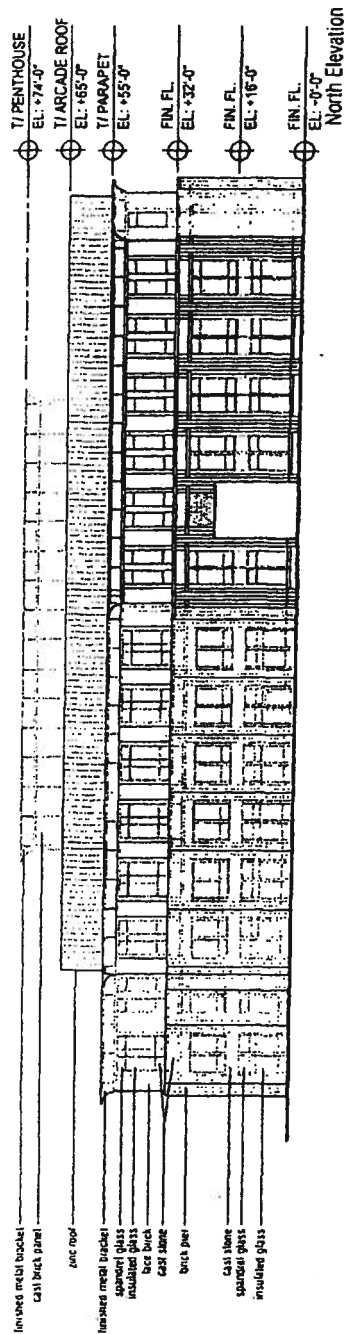
**New Music Center -- Site Plan
Detail At Entry Court.**



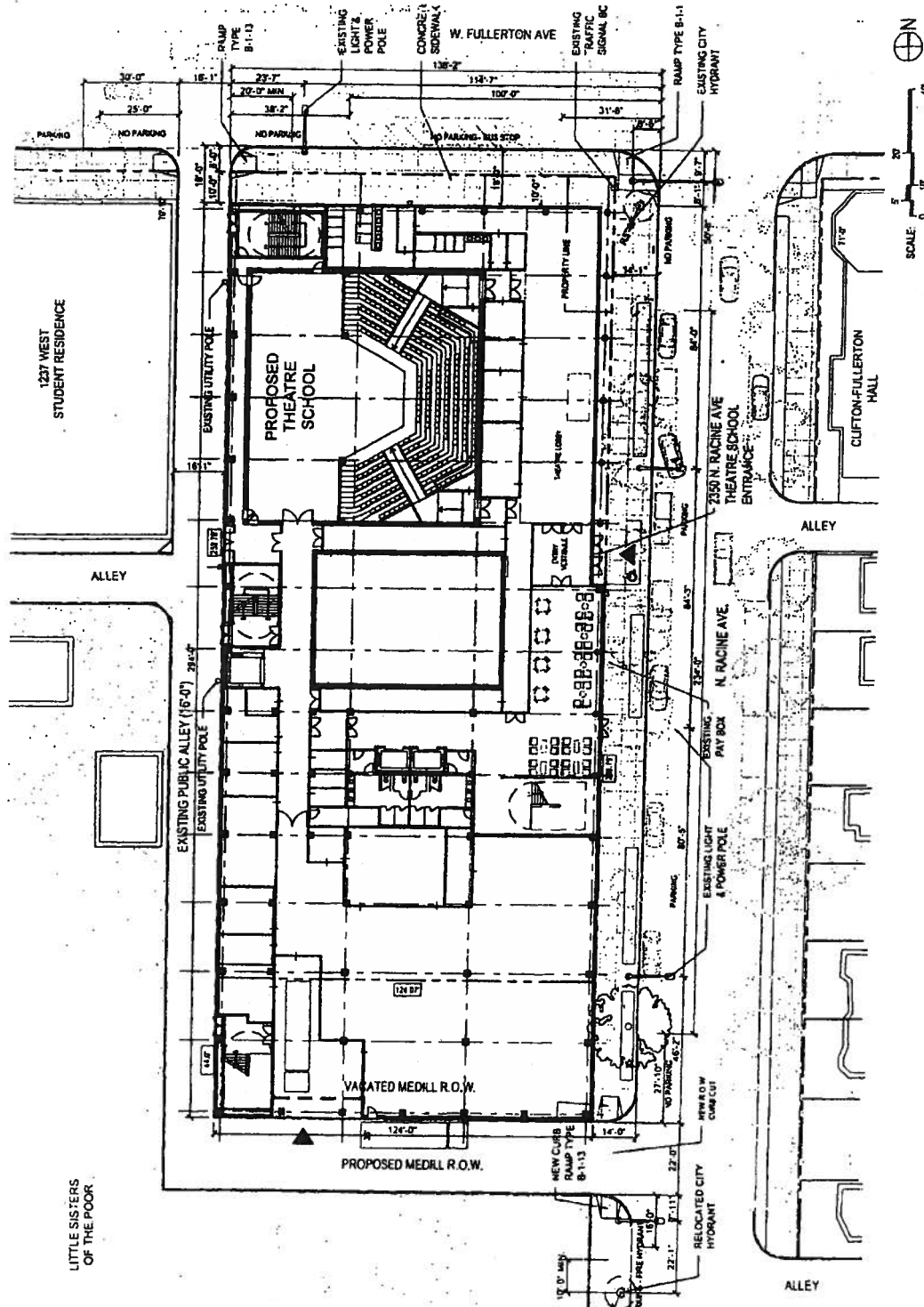
New Music Center – East/West Elevations.



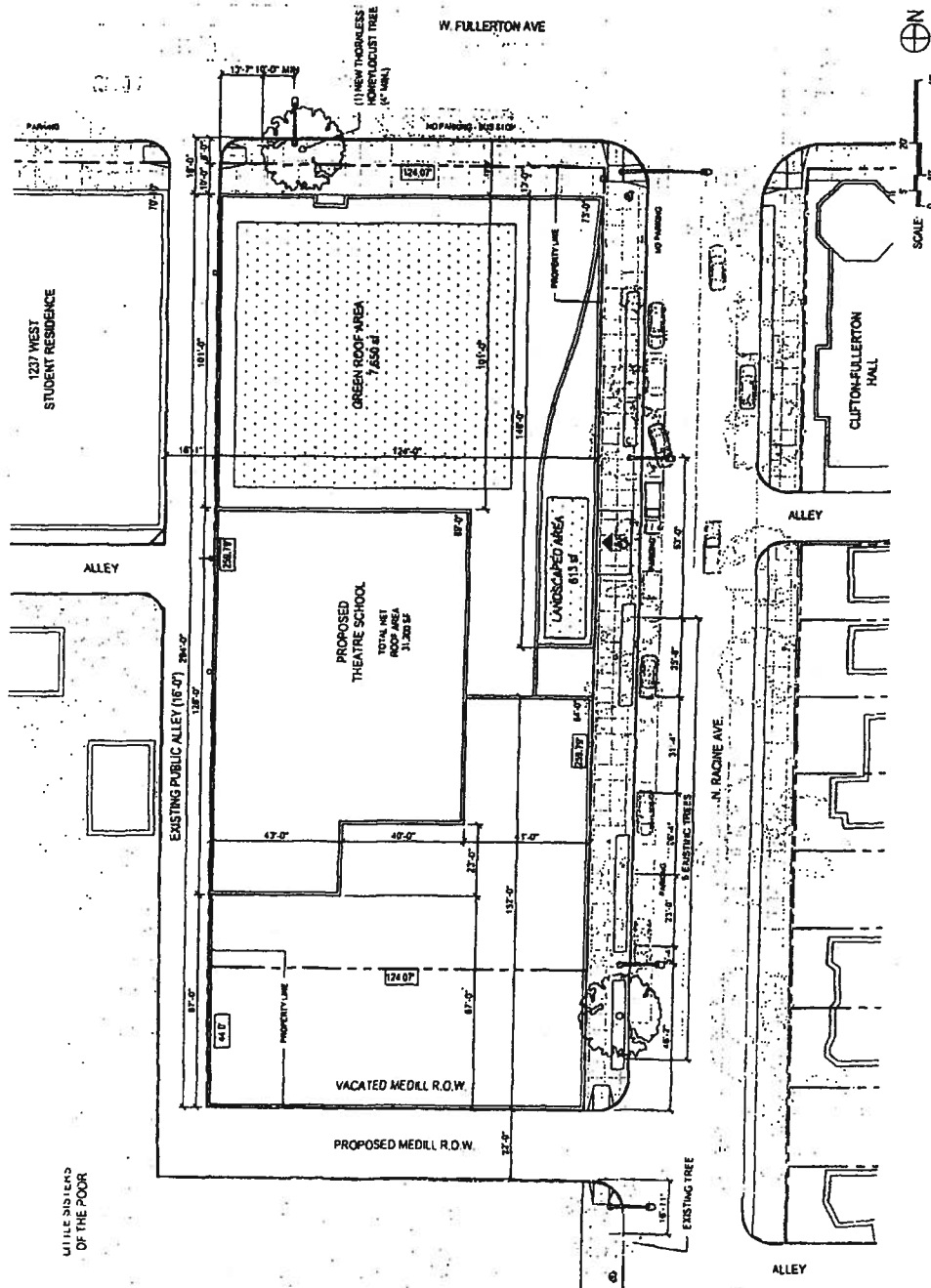
New Music Center -- North/South Elevations.



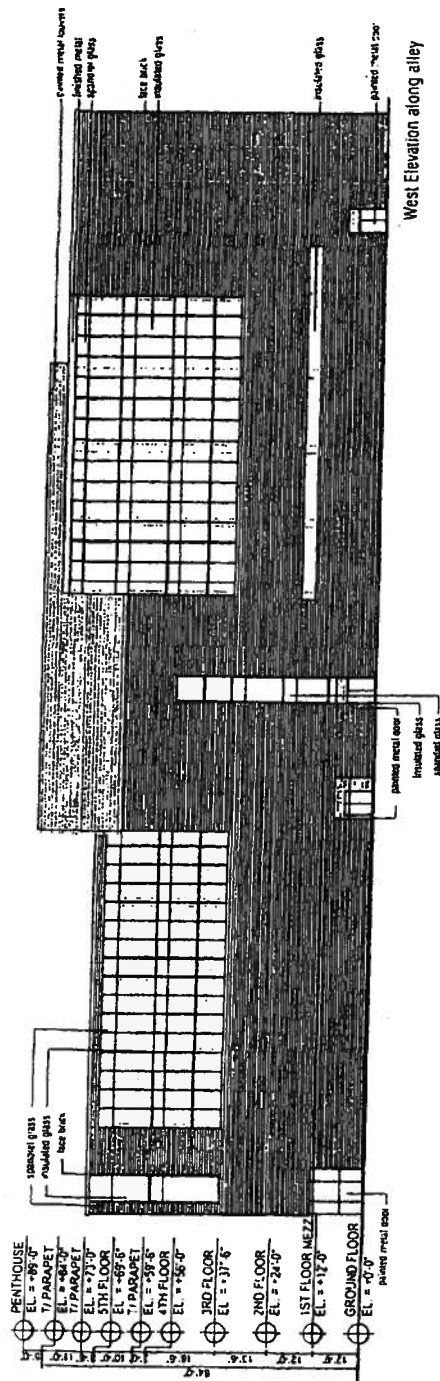
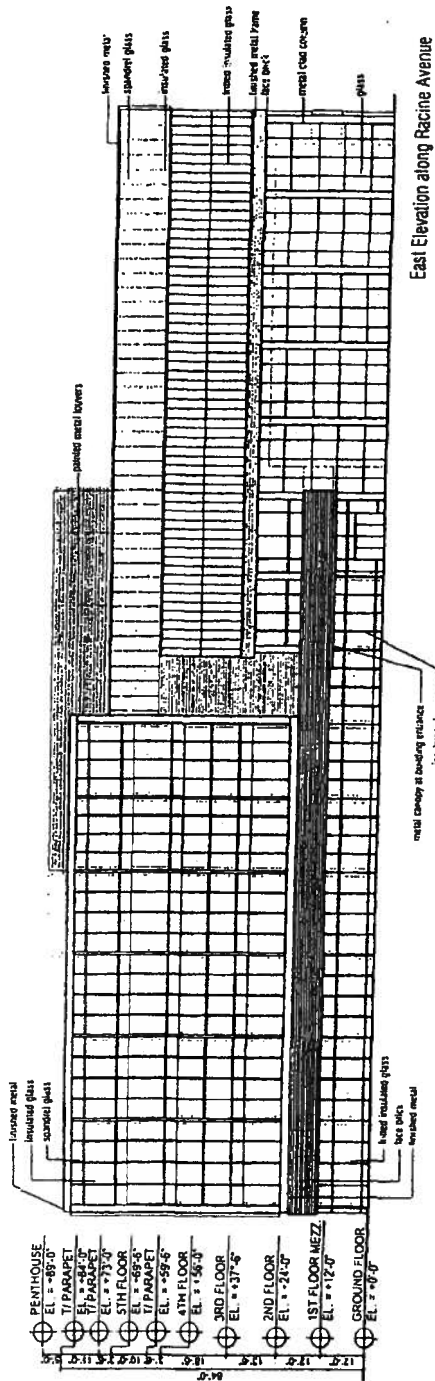
Theatre School – Site Plan.



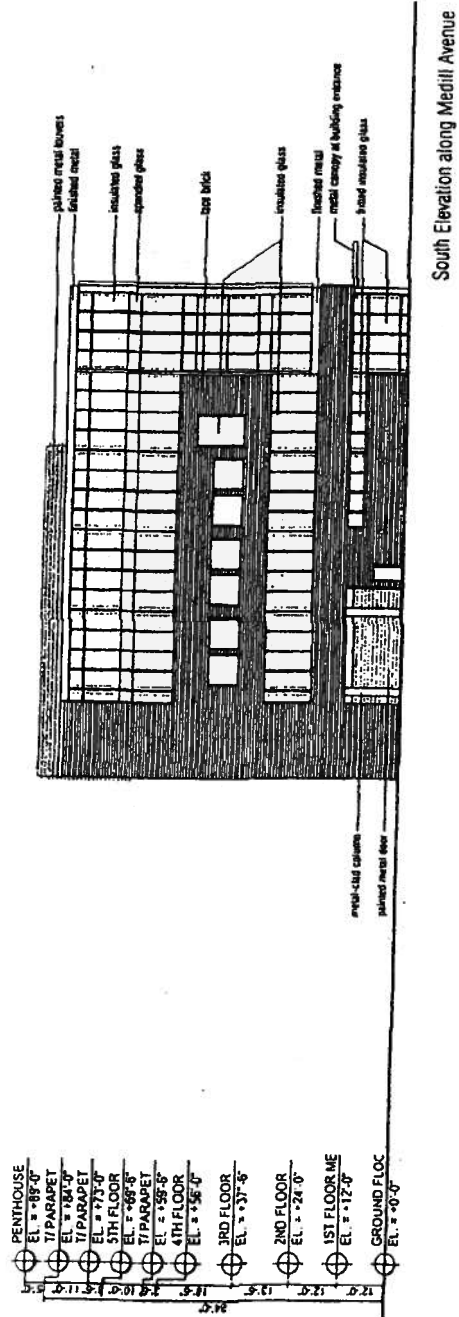
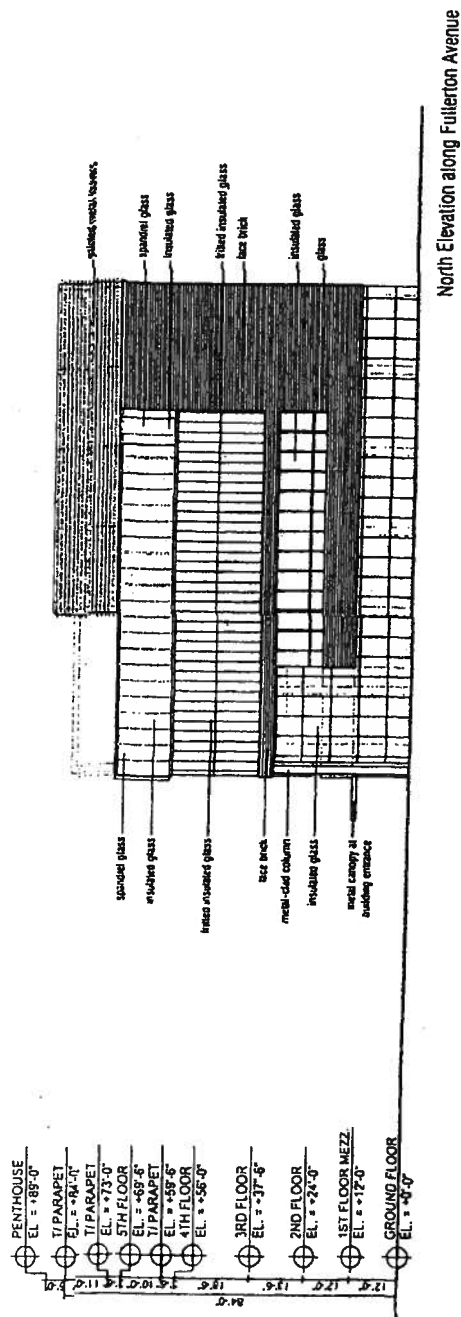
Theatre School – Landscape/Green Roof Plan.



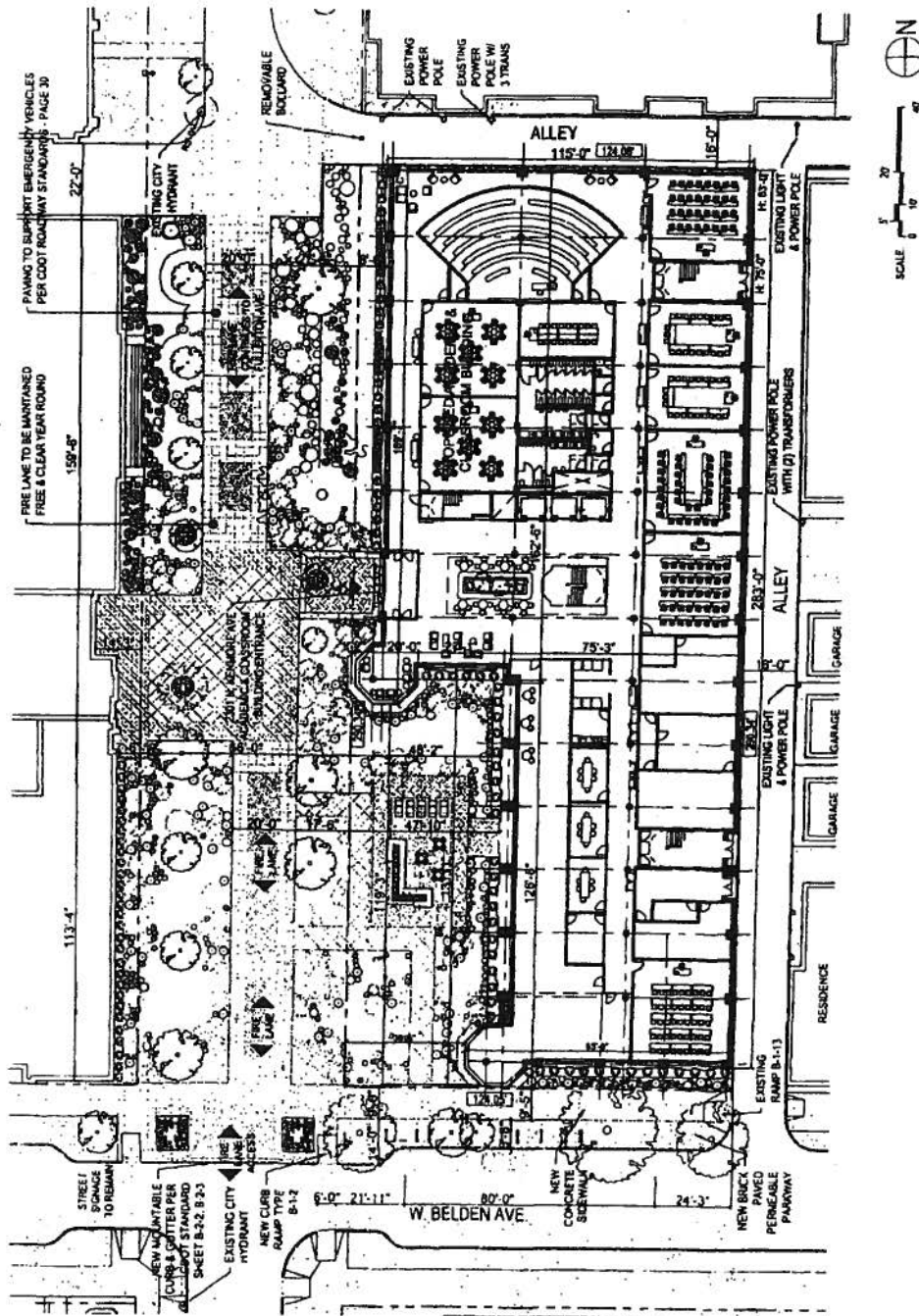
Theatre School -- East/West Elevations.



South Elevation Along Medill Avenue.

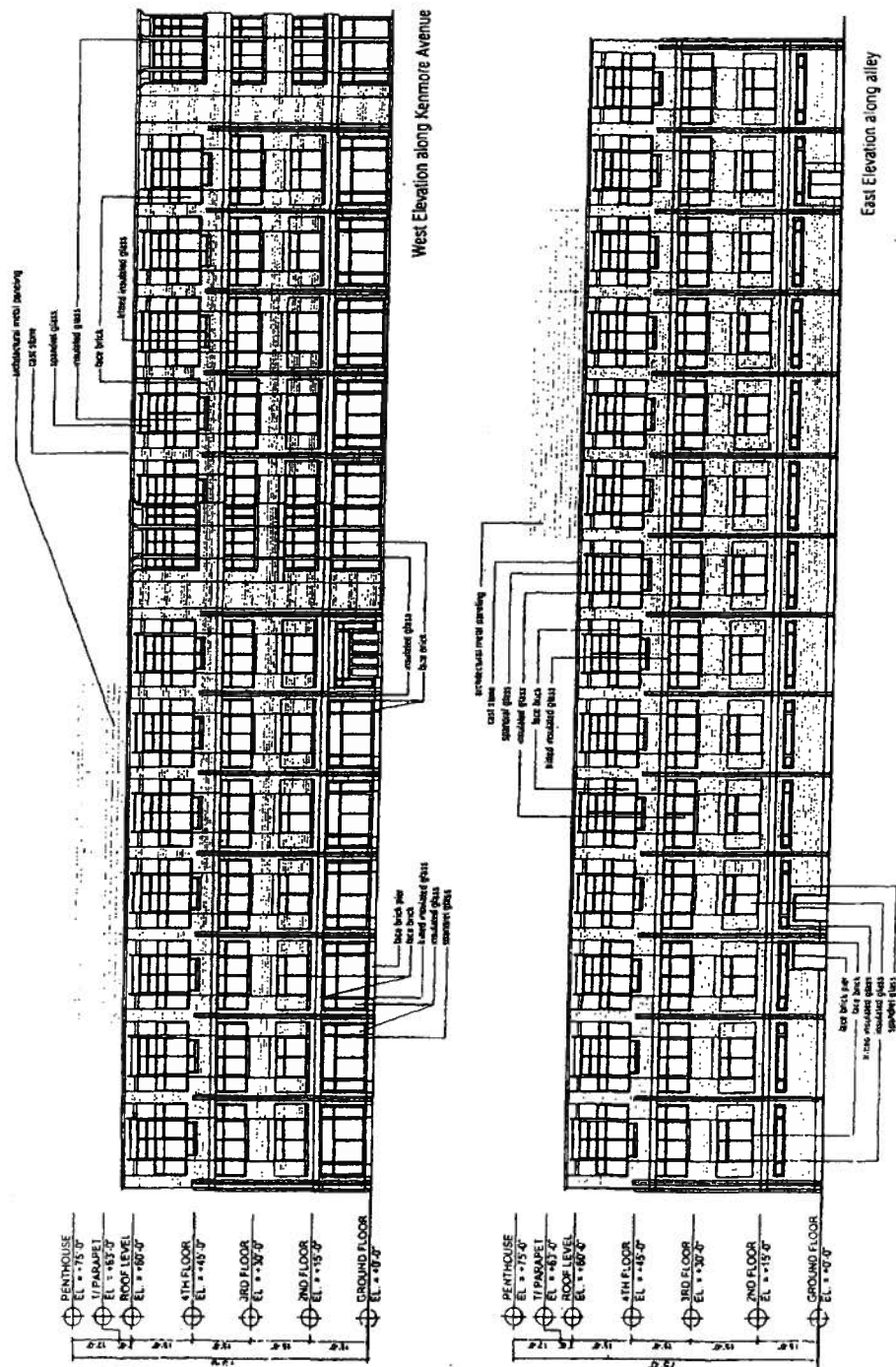


Kenmore/Belden Academic And Classroom
Building -- Site Plan.

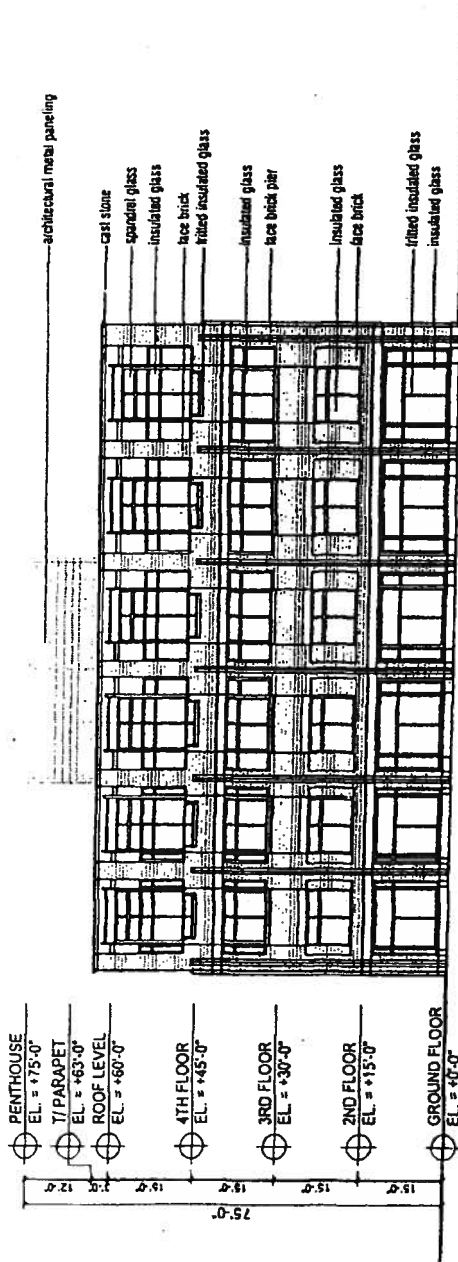


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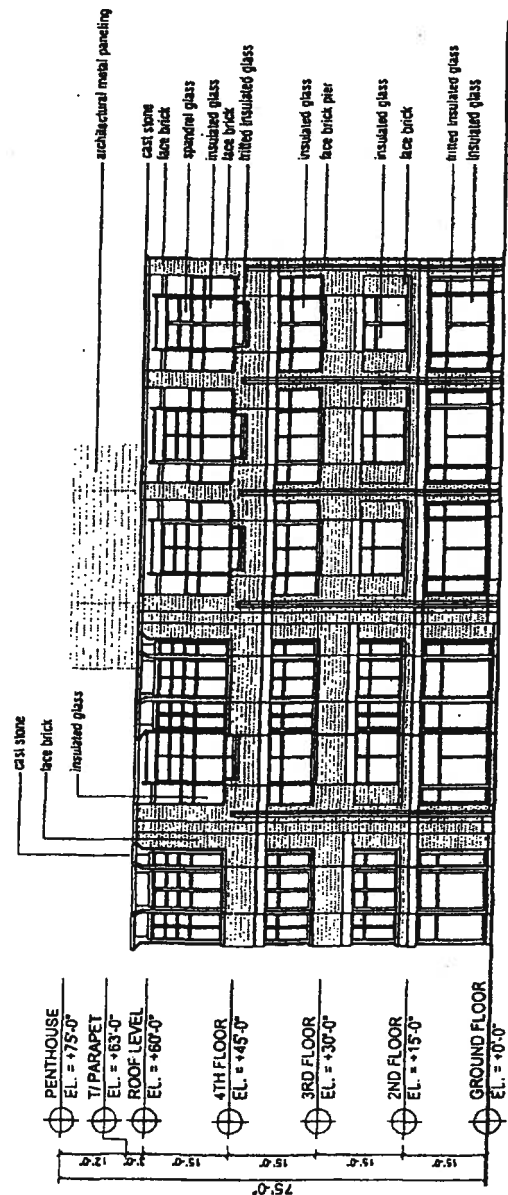
Kenmore/Belden Academic And Classroom
Building -- East/West Elevations.



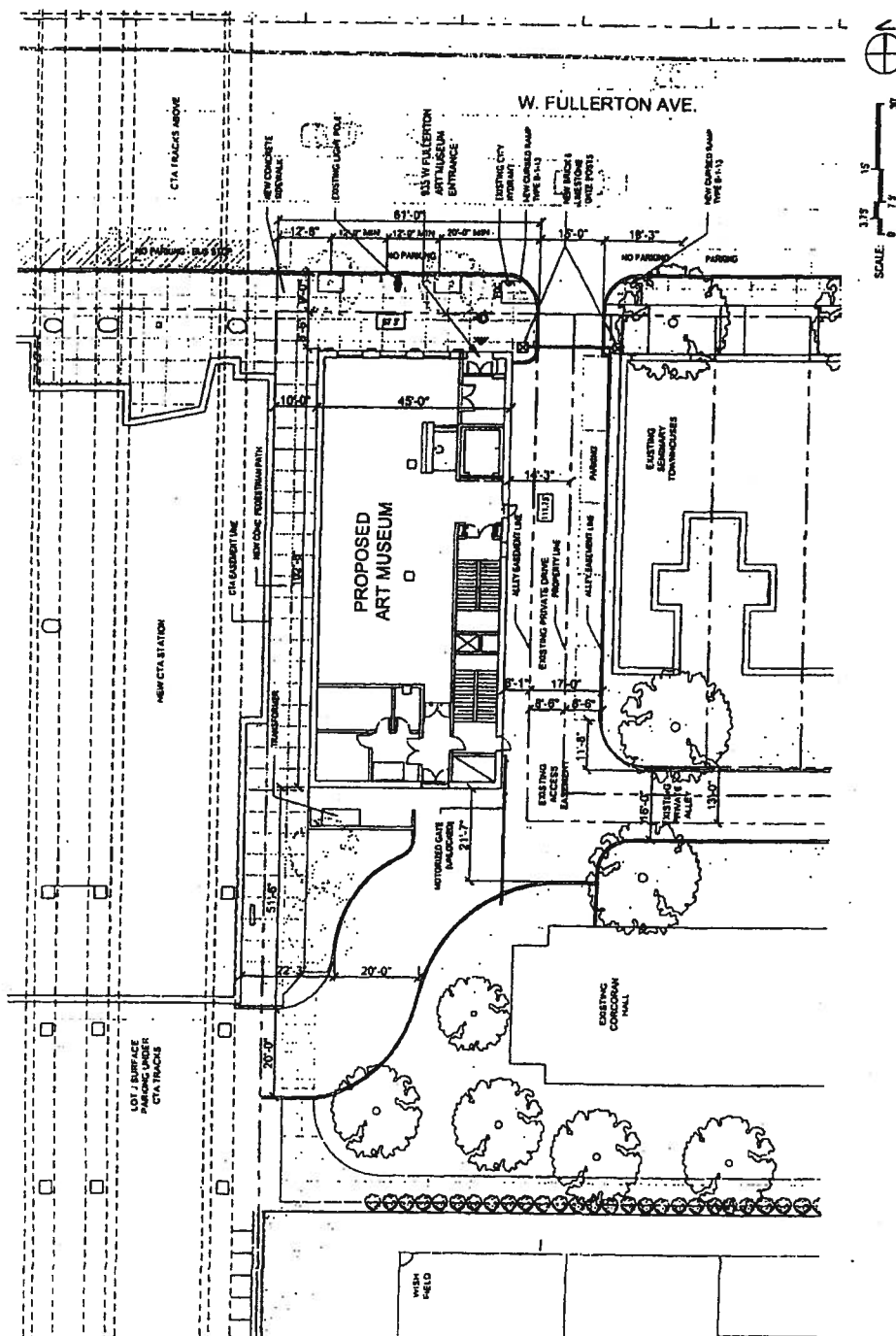
Kenmore/Belden Academic And Classroom
Building -- North/South Elevations.



North Elevation along alley



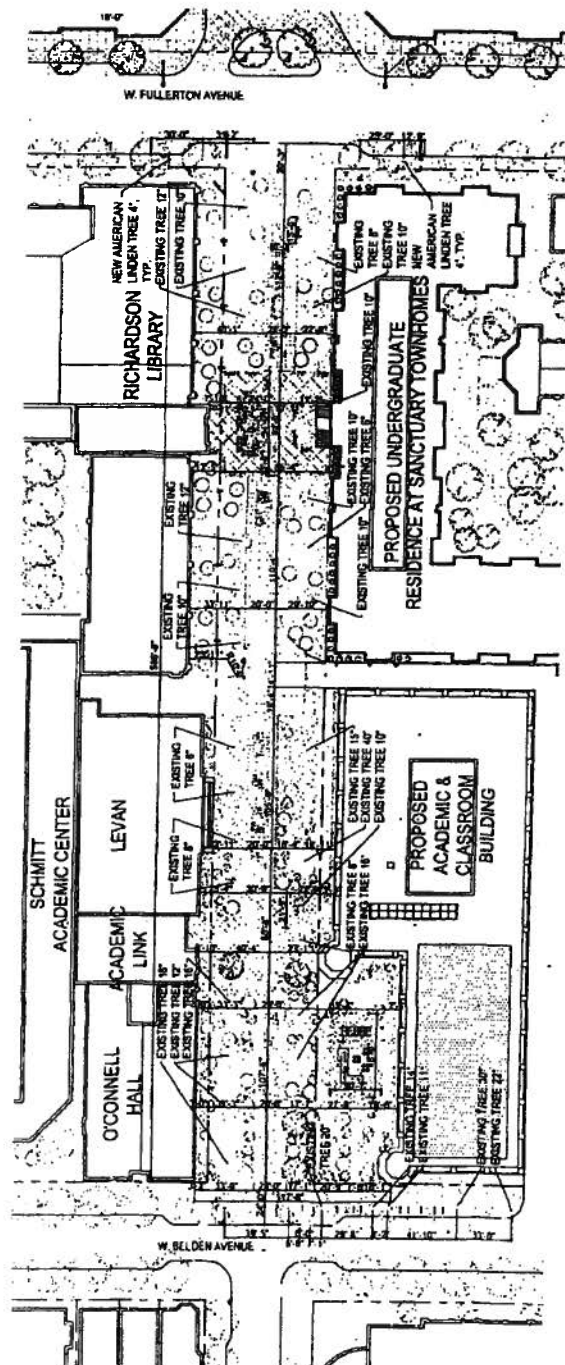
Art Museum And Gallery -- Site Plan.



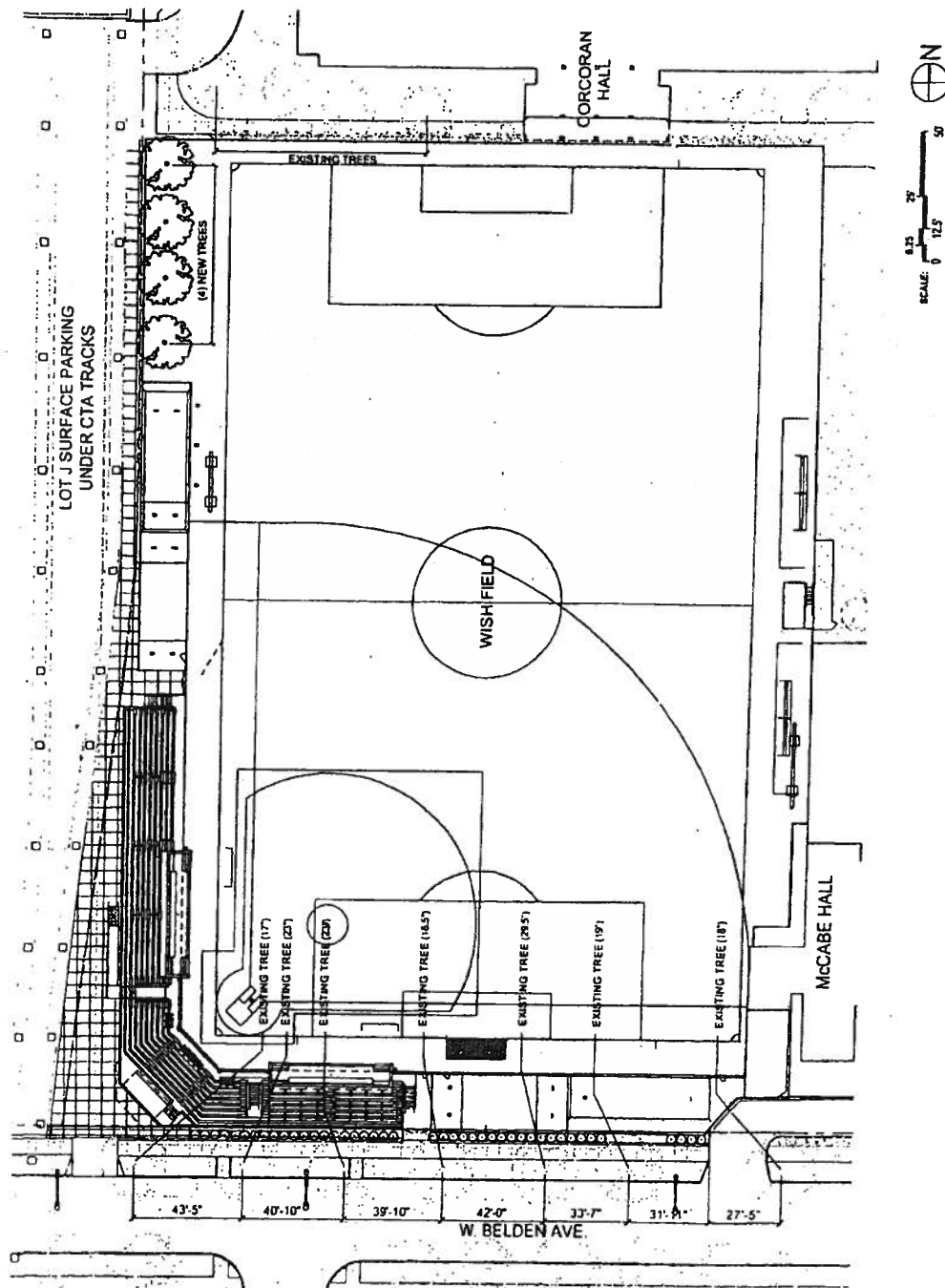
South Elevation along alley

[illegible]

Kenmore Green/Vacation Of Kenmore
Avenue – Landscape Plan.



Wish Field Improvements -- Landscape Plan.





February 26, 2001

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Mr. John Lawlor
Sonnenschein Nath & Rosenthal
8000 Sears Tower,
233 South Wacker Drive
Chicago, Illinois 60606

Re: Request for minor changes to Institutional
Planned Development No. 2, As Amended;
Subarea I

Proposal: The construction of a new five-story
academic link building addition. (Lincoln Park
Campus Student Center - DePaul University)

Location: 2320 North Kenmore Avenue

Dear Mr. Lawlor:

The Department of Planning and Development has considered your request on behalf of the Applicant, DePaul University, for minor changes to Institutional Planned Development No. 2, as amended, Subarea I pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, in your letter dated December 27, 2000, you requested that the "Bulk Regulations and Data Table" originally approved by Chicago City Council on November 15, 1989, be modified per the attached Bulk Regulations and Data Table dated revised February 26, 2001.

Originally, a sixty-six (66) foot wide portion of North Seminary Avenue between West Fullerton Avenue and West Belden Avenue had been vacated on November 6, 1992 in accordance with the approved Property Line and Right-Of-Way Adjustment Map. However it has come to the attention of the Department of Planning and Development, that following the said vacation, the Applicant did not make the necessary revisions to include the area in the Net Site Area

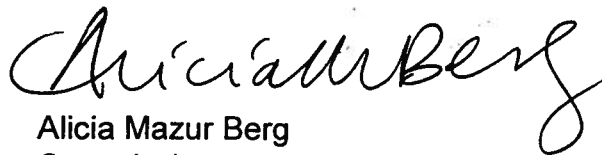


make the necessary revisions to include the area in the Net Site Area for Subarea I. These revisions are necessary for the construction of a new five-story academic link building addition which is currently proposed. Accordingly, the Net Site Area for Subarea I is increased from 707,282 square feet to 746,652.32 square feet.

Please note that following the vacation of that portion of North Seminary Avenue described herein, the area was converted into a landscaped pedestrian thoroughfare, improved with decorative paving, decorative fencing, pedestrian lighting and street furniture, and also serves as a fire lane. Please note that both the Chicago Department of Transportation and the Chicago Fire Department had reviewed and approved this foregoing vacation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes but no other changes to Institutional Planned Development No. 2, As Amended.

Sincerely,

A handwritten signature in black ink, reading "Alicia Mazur Berg". The signature is fluid and cursive, with the first name "Alicia" and last name "Berg" being more prominent than the middle name "Mazur".

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Michael A. Marmo
Paul Woznicki

Subarea
#1

PD#2

Reclassification Of Area Shown On Map No. 5-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence, B4-2 Restricted Service, M1-2 Restricted Manufacturing Districts and Institutional Planned Development No. 2 symbols and indications as shown on Map No. 5-G in the area bounded by:

West Fullerton Avenue; North Kenmore Avenue; a line 333.5 feet south of West Fullerton Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 385.5 feet south of West Fullerton Avenue; North Kenmore Avenue; a line 437.5 feet south of West Fullerton Avenue; the alley next east of and parallel to North Kenmore Avenue; the north line of the alley next north of and parallel to West Belden Avenue; a line 49.96 feet east of North Kenmore Avenue; West Belden Avenue; a line 74.96 feet east of North Kenmore Avenue; the south line of the alley next north of and parallel to West Belden Avenue; the alley next east of and parallel to North Kenmore Avenue; the north line of West Belden Avenue; North Sheffield Avenue; West Fullerton Avenue; North Halsted Street; the south line of West Belden Avenue; the east line of North Sheffield Avenue; the alley next south of and parallel to West Belden Avenue; the west line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West Webster Street; North Sheffield Avenue; a line 372 feet south of West Belden Avenue; a line 120 feet west of North Sheffield Avenue; a line 271 feet south of West Belden Avenue; North Kenmore Avenue; West Belden Avenue; North Seminary Avenue; a line 106.8 feet south of West Belden Avenue; the alley next west of and parallel to North Seminary Avenue; West Belden Avenue; North Racine Avenue; the alley next north of and parallel to West Belden Avenue; the alley next east of and parallel to North Racine Avenue; a line 275.84 feet north of West Belden Avenue; North Racine Avenue; a line 300.84 feet north of West Belden Avenue; North Clifton Avenue; a line 375.39 feet north of West Belden Avenue; the alley next east of and parallel to North Racine Avenue; a line 195 feet south of West Fullerton Avenue; North Racine Avenue; the alley next south of and parallel to West Fullerton Avenue; a line 120 feet east of North Racine Avenue; and West Fullerton Avenue,

to the designation of Institutional Planned Development No. 2, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development No. 2
(As Amended)*

Plan Of Development

Statements.

1. The property which is to be developed and which is affected by the "Institutional Planned Development" delineated herein is presently owned or controlled by applicant DePaul University.
2. This Plan of Development, consisting of eleven (11) statements, an "Existing Zoning and Street System Map", a "Property Line Map and Right-of-Way Adjustment Map", a "Generalized Land Use Plan", an "Existing Land Use Area Map", and a "Plan of Development Use and Bulk Regulations Data Sheet", stipulates the controls applicable to the area delineated in this Plan as the "Institutional Planned Development", and no others shall apply. This Plan demonstrates that the proposed use and development of the delineated area is in accordance with the intent and purpose of the Chicago Zoning Ordinance and satisfies the criteria for approval as a Planned Development.
3. The applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein, shall obtain all official reviews, approvals, licenses and permits required in connection with this Plan of Development. Applicant presently intends to implement this Plan of Development in phases over a period anticipated to be ten (10) or more years.
4. The following uses shall be permitted within "Subarea I" of the area delineated herein as "Institutional Planned Development" -- university, educational, residential, library and religious uses, including, without limitation, the following uses: classroom; main campus library (but only at the general location shown on the Generalized Land Use Plan); residential (including, without limitation, dormitories and residential housing for students, faculty, members of a religious community and clergy); office; student union; student infirmary; bookstore; retail sales and services; faculty club, dining hall, hospitality room and restaurant (which may sell liquor for consumption on the premises both in conjunction with meals and not in conjunction with meals); research and laboratory; theatre and concert hall; athletic structure and arena (but only at the general locations shown on the Generalized Land Use Plan); earth station antennae in excess of eight (8) feet in diameter; off-street parking garage (but only at the general locations shown on the Generalized Land Use Plan) and off-street parking lot; and related uses.

The following uses shall be permitted within "Subarea II" of the area delineated herein as "Institutional Planned Development" -- university, educational, residential, library and religious uses, including, without limitation, the following uses: classroom; residential (including, without limitation, dormitories and residential housing for students, faculty, members of a religious community and clergy); office; student union; student infirmary; bookstore; retail sales and services; faculty club, dining hall, hospitality room and restaurant (which may sell liquor for consumption on the premises both in conjunction with meals and not in conjunction with meals); research and laboratory; theatre and concert hall; athletic structure and arena (but only at the general locations shown on the Generalized Land Use Plan); earth station antennae in excess of eight feet in diameter; off-street parking lot; maintenance building; and related uses.

The following uses shall be permitted within Subarea III of the area delineated herein as "Institutional Planned Development" -- 54 attached and 2 detached single-family residences; university and university- related uses are prohibited.

5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by the City Council.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Fire Department and the Departments of Public Works and Planning to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within paved areas required for such emergency vehicle access.
8. Identification signs and other necessary signs, including, but not limited to, construction signs, may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval of the Departments of Planning and Inspectional Services.
9. For purposes of maximum Floor Area Ratio calculations, parking area floor space in parking garage structures and H.V.A.C. floor space shall not be counted as floor area.
10. Subarea III, as shown on the Generalized Land Use Plan, has been previously designated as a Chicago landmark; said designation as to Subarea III remains in effect notwithstanding the adoption of this Plan of Development.
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of the Department of Planning.

[Existing Zoning and Street System Map, Property Line Map and
Right-of-Way Adjustment Map, Generalized Land Use Plan
and Existing Land Use Area Map printed on
pages 6970 through 6973
of this Journal.]

Use and Bulk Regulations Data Sheet attached to this Plan of Development reads as follows:

DePaul University

*Institutional Planned Development No. 2
(As Amended)*

Plan Of Development Use And Bulk Regulations Data Sheet.

Gross Site Area = Net Site Area + Area in Public Right-of-Way.

Gross Site Area (for Subareas I, II and III combined) = 1,336,780 square feet + 414,424 square feet = 1,751,204 square feet.

Subarea I.

Subarea I Net Site Area: 707,282 square feet.

Subarea I Maximum Floor Area Ratio (F.A.R.): 1.99.

Subarea I Maximum Percent of Land Covered (i.e., by buildings): 60% of Subarea I Net Site Area.

Subarea I Minimum Periphery Setbacks: None required.

Subarea I Permitted Uses:

The following uses shall be permitted within "Subarea I" of the area delineated herein as "Institutional Planned Development" -- university, educational, residential, library and religious uses, including, without limitation, the following uses: classroom, main campus library (but only at the general location shown on the Generalized Land Use Plan); residential (including, without limitation, dormitories and residential housing for students, faculty, members of a religious community and clergy); office; student union; student infirmary; bookstore; retail sales and service; faculty club, dining hall, hospitality room and restaurant (which may sell liquor for consumption on the premises both in conjunction with meals and not in conjunction with meals); research and laboratory; theatre and concert hall; athletic structure and arena (but only at the general locations shown on the Generalized Land Use Plan); earth station antennae in excess of eight (8) feet in diameter; off-street parking garage (but only at the general locations shown on the Generalized Land Use Plan) and off-street parking lot; and related uses.

Subarea II.

Subarea II Net Site Area: 397,054 square feet.

Subarea II Maximum Floor Area Ratio (F.A.R.): 1.2.

Subarea II Maximum Percent of Land Covered (i.e., by buildings): 50% of Subarea II Net Site Area.

Subarea II Periphery Setbacks: None required.

Subarea II Permitted Uses:

The following uses shall be permitted within "Subarea II" of the area delineated herein as "Institutional Planned Development" -- university, educational, residential, library and religious uses, including, without limitation, the following uses: classroom; residential (including, without limitation, dormitories and residential housing for students, faculty, members of a religious community and clergy); office; student union; student infirmary; bookstore; retail sales and service; faculty club, dining hall, hospitality room and restaurant (which may sell liquor for consumption on the premises both in conjunction with meals and not in conjunction with meals); research and laboratory; theatre and concert hall; athletic structure and arena (but only at the general locations shown on the Generalized Land Use Plan); earth station antennae in excess of eight feet in diameter; off-street parking lot; maintenance building; and related uses.

Subarea III.

Subarea III Net Site Area: 232,445 square feet.

Subarea III Maximum Floor Area Ratio (F.A.R.): 1.24.

Subarea III Maximum Percent of Land Covered (i.e., by buildings): 25.2% of Subarea III Net Site Area.

Subarea III Maximum Periphery Setbacks:
Front yard -- 10 feet
Rear yard -- 20 feet

Subarea III Permitted Uses:

The following uses shall be permitted within Subarea III of the area delineated herein as "Institutional Planned Development" -- 54 attached and 2 detached single-family residences; university and university-related uses are prohibited.

Notwithstanding anything contained in this Plan of Development to the contrary, in Subarea III, no construction may increase the existing footprint of floor area of existing structures. In the event of replacement of buildings in Subarea III, duplication of similar buildings and facade lines of adjacent buildings shall determine the footprint.

Nothing contained herein shall be deemed or construed to abrogate the terms of the private "Declaration of Covenants, Conditions, Restrictions and Easements for Seminary Townhouses" recorded on September 25, 1975 with the Cook County Recorder of Deeds as Document No. 23234124, as the same may be amended from time to time, affecting Subarea III, or the architectural guidelines established pursuant to the provisions of said declaration.

Subarea III Minimum Required Off-Street Parking Spaces: 56.

Minimum Required Number Of
Off-Street Parking Spaces And Loading Berths
Within Subareas I And II.

The following provisions shall determine the minimum number of off-street parking spaces required within Subareas I and II of the Planned Development:^{1/}

Six hundred seventy-nine (679) off-street parking spaces shall be supplied to meet existing (1988 -- 1989) parking demands based on existing personnel, ^{2/} as set forth below. Any upward or downward change in such existing personnel shall result in a corresponding adjustment upward or downward from such requirement for 679 spaces in accordance with the following incremental ratios; provided, however, that applicant shall only be required to increase such parking as and when the deficit in parking supply exceeds 100 spaces:

^{1/} Notwithstanding anything contained herein to the contrary, up to 300 off-street parking spaces located on the lot described as the "Option Parcel" on the Generalized Land Use Plan may be utilized in satisfying the minimum off-street parking requirements for Subareas I and II of this Planned Development, provided the Option Parcel is within the possession of the applicant by deed or by lease at such time, and provided that the spaces in question are not required to serve as minimum required off-street parking for other property.

^{2/} The number of resident students, commuter students, and faculty/staff utilized in applying the incremental ratios set forth below shall equal the average of (a) the estimates available to the best of applicant's knowledge for the two preceding academic years and the present academic year; and (b) applicant's estimates for the next two academic years. Such estimates shall be conclusively determined on the basis of sworn affidavits of the Vice President of Business and Finance of DePaul University. "Resident students" are students residing within Subareas I and II of the Planned Development. "Day commuter students" are students who are not residents of applicant's residential facilities majoring in disciplines of departments located within Subareas I and II of the Planned Development, and "faculty" is the faculty of such departments who perform the majority of their teaching duties within Subareas I and II of the Planned Development. "Staff" are personnel whose principal office is located within Subareas I and II of the Planned Development. At all times, Subareas I and II shall contain no fewer off-site parking spaces than are required by the Chicago Zoning Ordinance as of January 1, 1989.

		Existing Personnel	Incremental Ratio
1.	Resident students	1,140	0.21
2.	Day commuter students	1,777	0.34
3.	Faculty/staff present	571	0.31

The aforesaid minimum number of required off-street parking spaces may be temporarily suspended for a period of 18 months until completion of construction of off-street parking facilities on a site containing existing off-street parking facilities. Subject to the preceding sentence, in order to provide adequate off-street parking: (a) in conjunction with the construction of the applicant's new main campus library, either the parking garage at Racine and Belden Avenues or the parking garage on Sheffield Avenue south of Fullerton Avenue (as the aforesaid are shown on the Generalized Land Use Plan) will be constructed; (b) in conjunction with the construction of the athletic structure on the east side of Sheffield Avenue south of Belden Avenue (as shown on the Generalized Land Use Plan), the aforesaid parking garage on Sheffield Avenue south of Fullerton Avenue will be constructed, and; (c) in conjunction with the construction of both the main campus library and the aforesaid athletic structure on the east side of Sheffield Avenue south of Belden Avenue, both the aforesaid parking garage at Racine and Belden Avenues and the parking garage on Sheffield Avenue south of Fullerton Avenue will be constructed.

Loading berths within Subareas I and II shall be provided in conformance with the R4 General Residence District classification of the Chicago Zoning Ordinance.

General Provisions Regarding Subareas I And II.

The above noted regulations relate to the ultimate development within Subareas I and II of this Planned Development. Interim stages of development may exceed permitted standards, subject to the approval of the Department of Planning.

Notwithstanding the identification of proposed uses at specified locations on the Generalized Land Use Plan, other uses permitted within the applicable subarea may be located at such specified locations unless the location of the proposed alternative or simultaneous use is otherwise restricted to a specific location or specific locations on the Generalized Land Use Plan.

Reclassification Of Area Shown On Map No. 6-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 6-J in area bounded by:

a line 50 feet north of and parallel to West 30th Street; the alley next east of and parallel to South Pulaski Road; a line 25 feet north of and parallel to West 30th Street; South Pulaski Road,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 7-H.

Be It Ordained by the City Council of the City of Chicago:

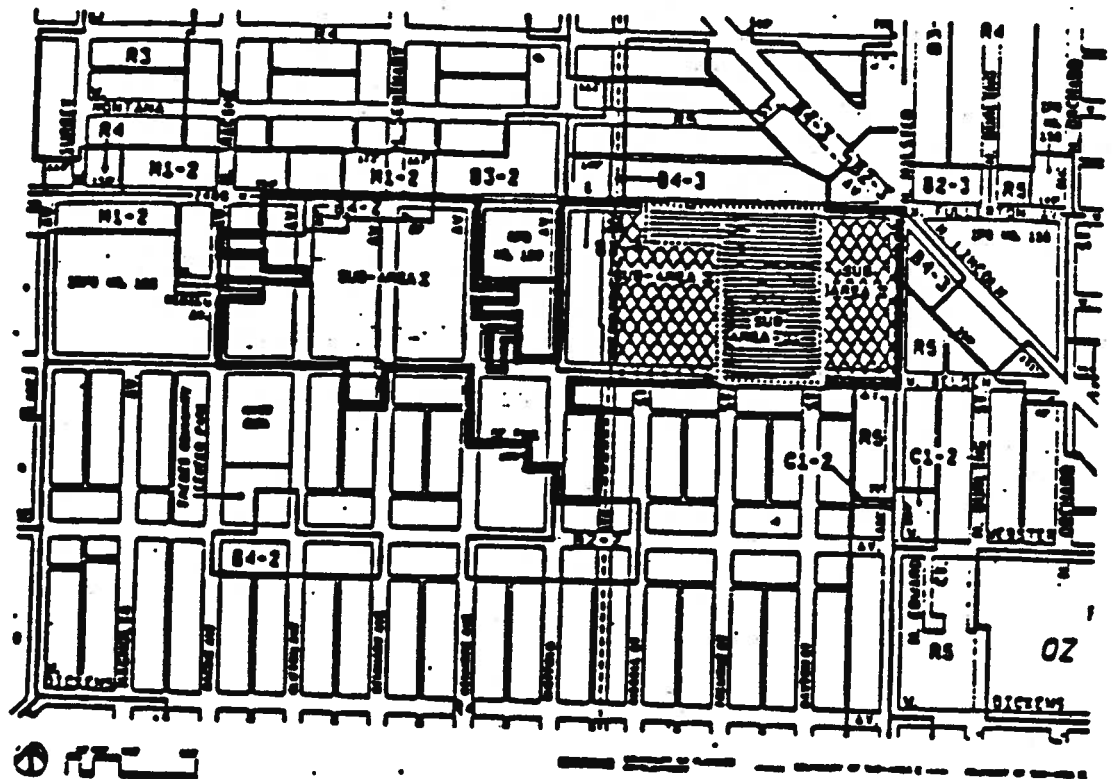
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-H in area bounded by:

North Marshfield Avenue; a line 123.7 feet northeast of and parallel to North Clybourn Avenue; a line 50.05 feet southeast of and parallel to North Marshfield Avenue; and North Clybourn Avenue,

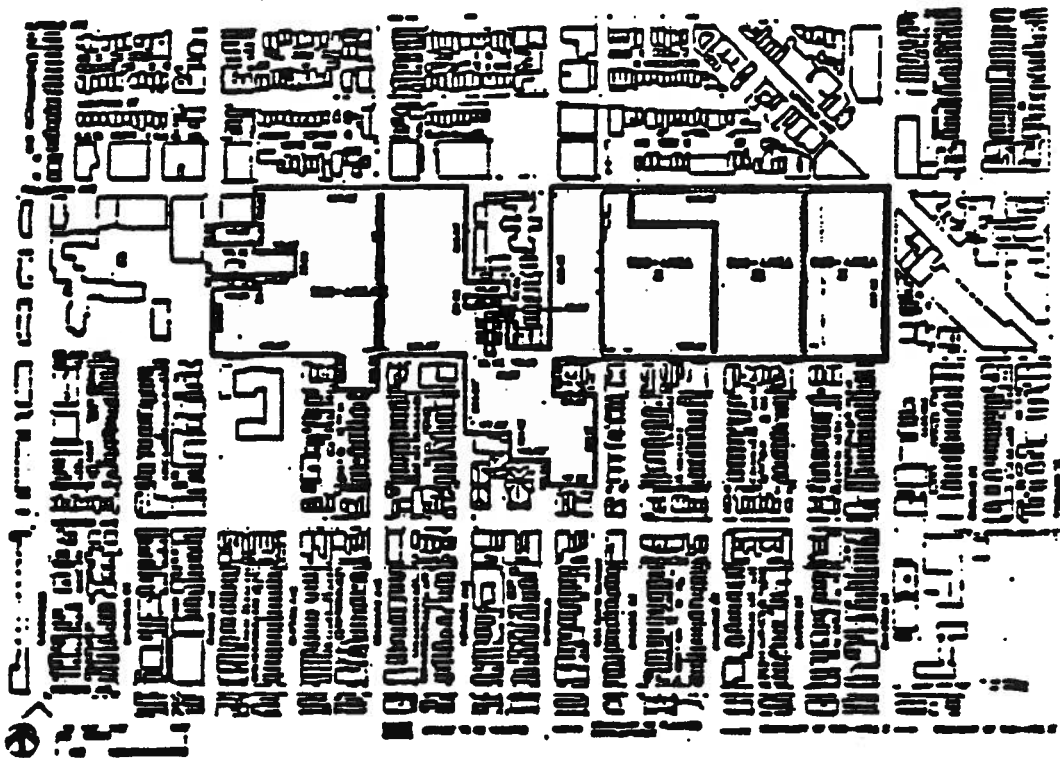
to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

EXISTING ZONING AND STREET SYSTEM MAP



PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENT MAP



Applicant:

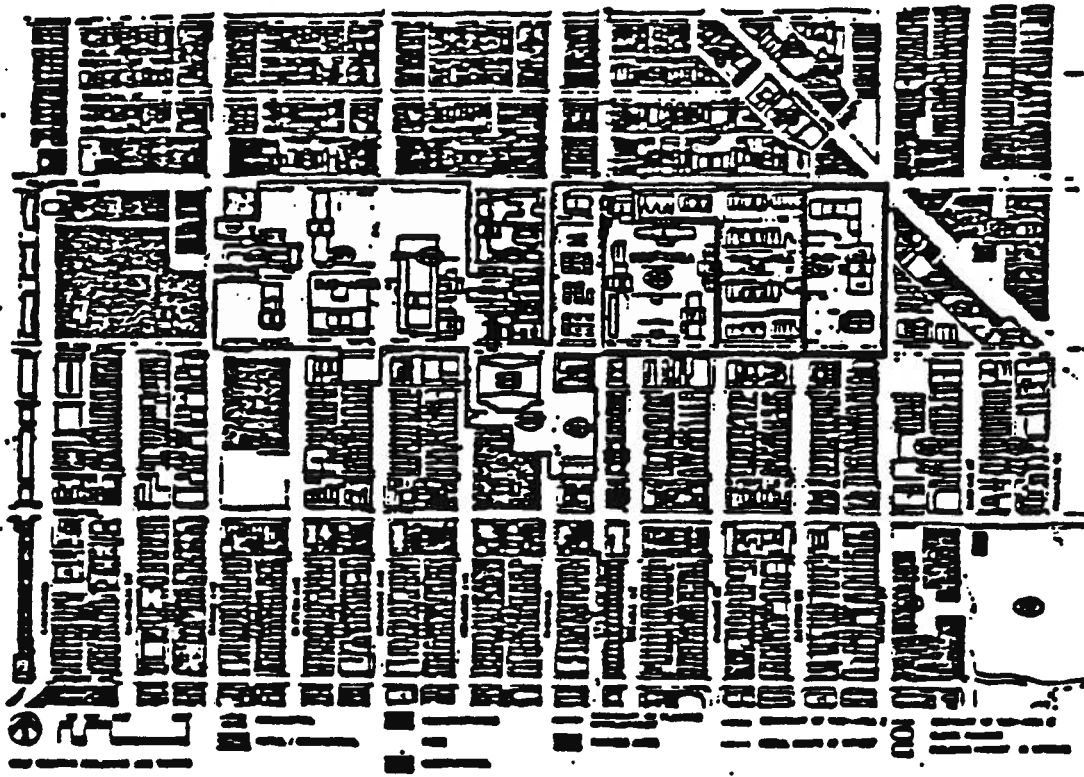
Φ DePaul University

(AS REVISED 26 JUNE 1989)

August 10, 1989

(AS REVISED 26 JUNE 1989)

EXISTING LAND-USE AREA MAP



Applicant:

DePaul University

August 10, 1989

(AS REVISED 20 JUNE 1989)

north of W. 15th Street and a line 140 feet north of W. 15th Street; S. Throop Street; W. 15th Street; S. Loomis Street; W. 14th Place; S. Throop Street; W. 14th Street; and S. Loomis Street,

to those of a Planned Development.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Bieszczat, Sain, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Crowe, Bauler, Rosenberg, Weber, Young, Hoellen, Hirsh, Sperling—47.

Nays—None.

Area Shown on Map No. 5-G Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 and R5 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

W. Fullerton Avenue; N. Halsted Street; W. Bel-den Avenue; and N. Sheffield Avenue,

to those of a Planned Development.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Bieszczat, Sain, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Crowe, Bauler, Rosenberg, Weber, Young, Hoellen, Hirsh, Sperling—47.

Nays—None.

Area Shown on Map No. 7-M Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning (as amended by the committee), which as so amended reads as follows:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance

be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 7-M in the area bounded by

W. Wrightwood Avenue; N. Central Avenue; a line 100 feet north of the alley next north of and parallel to W. Fullerton Avenue; and the alley next west of and parallel to N. Central Avenue,

to those of a B3-1 General Retail District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

The motion prevailed and said proposed ordinance as amended by the committee was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Bieszczat, Sain, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Crowe, Bauler, Rosenberg, Weber, Young, Hoellen, Hirsh, Sperling—47.

Nays—None.

Area Shown on Map No. 7-N Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning (as amended by the committee), which as so amended reads as follows:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 7-N in the area bounded by

W. Diversey Avenue; N. Rutherford Avenue; a line 55 feet south of W. Diversey Avenue; and the alley next west of and parallel to N. Rutherford Avenue,

to those of a B1-1 Local Retail District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

The motion prevailed and said proposed ordinance as amended by the committee was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Bieszczat, Sain, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Crowe, Bauler, Rosenberg, Weber, Young, Hoellen, Hirsh, Sperling—47.

Nays—None.